



Township of King Planning Department
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TO: Paul Kulyk, Planner II
FROM: Colin Pang, Planner II / Heritage Coordinator
DATE: July 10th, 2023
RE: 2nd Submission
Zoning By-law Amendment Z-2021-14
Site Plan Control Application SPD-21-106
326 Main Street
Plan 87, Part Lot 26
Schomberg, ON
LOG 1T0
Owner: Marcor Realty
Agent: Weston Consulting

This acknowledges receipt of the circulation package for the above noted application which includes:

- Cover Letter prepared by Weston Consulting dated, April 27th, 2023;
- Comment Response Matrix dated April 2023;
- Draft Zoning By-law Amendment;
- Architectural Drawing Set, including Site Plan prepared by SRM Architects and Urban Designers, (D0.1- D1.6);
- Noise Feasibility Study prepared by HGC Engineering dated, April 21, 2023;
- Landscape Plan and Details (L1-L3) prepared by Hill Design Studio, Rev.#2 Apr. 26.23;
- Environmental Impact Study prepared by SLR Consulting (Canada) Ltd., dated April 26, 2023;

PROPOSAL

The development site is located on the east side of Main Street, approximately 95 metres south of Dr. Kay Drive in the Village of Schomberg. The subject lands consist of a 0.81 hectare (2.0 acre) parcel with 31.2 metres of frontage. The property contains an existing dwelling, barn, pool and several sheds.

Staff is of the understanding that the above noted applications were circulated in July 2022 to amend the Schomberg and King City Urban Areas By-law 2017-66, as amended to facilitate the development of a 6-storey apartment building with a total of 73 residential units, a floor space index of 1.047 and a total of 111 parking spaces, including 76 underground spaces.

The 2nd submission proposal features a re-design of the proposed building with building step backs and the following revisions:

- 6 Storey Building containing 92 Units;
- 339 Square Metres of commercial space in existing Heritage Dwelling;
- Floor Space Index of 1.1;
- 107 Parking Spaces.

The Zoning By-law Amendment proposes to establish a Core Area – Exception zone (CAS-xx) to implement the proposed development including increasing the building height, to permit front yard parking, to permit main floor apartment units, and other zone provisions. The application also proposes to convert the existing heritage dwelling for commercial uses. A site plan development application has also been submitted to execute and deal with the detailed design aspects for the development including, but not limited to landscaping, architectural design and elevations, parking and other matters.

The Heritage Advisory Committee reviewed 2nd submission materials with Staff at its June 2023 meeting. The following comments consist of combined comments from Staff and the HAC:

1. The proposed 6 storey building is currently not designed to be in character with the surrounding area of the subject property and local community area. The proposed development features a very modern architectural style with the exception of using red brick siding on certain profiles of the building. The further use of historic architectural design details and elements should be considered to ensure the development can be made to be more compatible with the existing character of the historic village. A character study of the existing buildings in the area should be considered to explore the use of existing architectural elements that can be incorporated into the new development. A motion was made by the Heritage Advisory Committee to receive the 2nd submission with concerns raised with respect to the size, scale, proportion, architectural style and use of building materials that would not be compatible with the heritage character of the surrounding community area. The removal of the proposed parking area in the front lawn area would have an impact to the existing streetscape and should be reconsidered. The HAC would like to continue working with the Owner towards a development that will feature a design that would be compatible with the existing historic character of Schomberg.
2. The location of the heritage information board plaque is proposed to be at the front of the property next to the driveway entrance. Given that the heritage board will be used to inform patrons visiting the heritage building, Staff is of the opinion that the plaque should be relocated next to the building instead.
3. Consideration for the relocation of the heritage building to be moved closer to the front property may be explored to allow for the parking area to be screened and behind. Discussions should be had with the heritage consultant for recommendations regarding whether this would have a significant impact on the cultural heritage value or interest of the property. This would assist in providing screening for the parking areas and may assist in maintaining the streetscape.
4. The revised design of the building in the 2nd submission now features a new two storey extension to permit access from the new development to the existing heritage building. Previously, no extension from the new development to the existing heritage building was shown. While Staff do not outright oppose a potential addition to the heritage building, Staff recommends that connecting the new development to the main house be done by means of a hyphen (recessed connector or passageway) instead. This helps reduce its impact visually and structurally and, where practical, is a favoured conservation approach. This shall assist in minimizing the potential impact to the original structure, limit the size and number of openings between the old and new sections of the building and/or use existing doors or enlarged windows. Furthermore, any new additions should be designed so that if removals are necessary in the future, it can easily be reversed and removed without impacting the integrity of the heritage building and structure. It is also unclear how the private terrace patio area on the roof will be accessed and this should be clarified in the next response matrix.

5. The ramp previously located in the front yard parking area has now been removed. Staff wish to clarify that that the 1st submission comments relating to the consideration of removing the ramp was related to the removal of parking in this area. Should the front yard parking area remain, a ramp or alternative should be reintroduced to allow for visitors to access the site safely from this area to the rest of development without traversing through the live driveway areas where vehicles will be frequently going in and out of the site. A stepping stone path from the front parking area leading to the rest of the development may also be considered in the front green space area as there is no sidewalk leading from the parking area to the existing heritage building on the north side where the new parking area is proposed.
6. Should the parking area remain, consideration for the reduction of parking spaces located at the front streetscape is recommended to ensure retention of the historic streetscape and green space.
7. A Stabilization Plan shall be prepared and signed by a qualified heritage specialist such as a heritage planner, heritage architect and/or heritage landscape architect, with demonstrated knowledge of accepted heritage conservation standards and experience with historical research and identification/evaluation of cultural heritage value. The Stabilization Plan will be used to detail be secured and stabilized, to prevent further deterioration in the interim while construction of the development of the apartment building is undertaken. The report must be stamped and/or signed and dated by a qualified heritage professional, licensed in the Province of Ontario under the Canadian Association of Heritage of Professionals (CAHP).
8. Staff acknowledge that a Conservation Review Plan is currently being prepared by ERA Architects and will await the submission for further review. In relation to Comment #6 above, Staff wish to advise the Owner that ERA has previously prepared and submitted Stabilization Plans to the Township review and wish to recommend that this work can also be prepared for review concurrently.
9. Staff acknowledge and appreciate that the existing black metal fence at the front of the property shall be removed, restored, and reused in the front yard as part of the redevelopment.

Previous comments have been retained for reference and informational purposes;

Provincial Policy Statement (2020)

The Provincial Policy Statement, 2020 provides policies regarding the wise use and management of resources with Section 2.6 specifically providing direction regarding cultural heritage and archaeology.

- *2.6.1 Significant Built Heritage Resources and Significant Cultural Heritage Landscapes shall be conserved.*
- *2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

Region of York Official Plan

The York Region Official Plan (2010) states in Section 3.4.11 that municipalities are required to conserve significant cultural heritage resources and ensure that development and site alteration on adjacent lands is protected and heritage properties will conserve the heritage attribute of the protected heritage property.

OurKing Official Plan (2019)

The subject lands are designated 'Village Core' and "Special Policy Area" by the OurKing Official Plan. As the lands are located within the Village Core Area Designation, Section 5.4 of the Plan states the following relevant heritage policies:

Section 5.4.1:

- Ensure that development complements and supports the historic character of the Village Cores. Encourage the conservation of historic built form and cultural heritage resources, which are concentrated in our Village Cores.*
- Development or redevelopment in proximity to designated heritage properties should be designed to minimize any negative impacts on the physical quality or structural stability of the heritage properties. Such development should be of a similar scale, orientation and massing as the heritage buildings and structures, in order to establish a sense of visual continuity."*

Section 5.4.3:

Heritage Buildings

- To require the applicant to restore or enhance the building façade in order to maintain the architectural character and identity of the Village Cores in accordance with the following guidelines, where a building has been identified by the Township as having heritage characteristics in accordance with Section 3.7 of this Plan, and where the development proposal requires a Planning Act approval:
 - i. Original architectural details and features should be restored.*
 - ii. Where an existing building lacks significant architectural detail or a new building is to be built on a vacant lot, the façade should be complementary of adjacent architectural styles.*
 - iii. Building materials and colour palettes that are not in keeping with the architectural character of the Village Core will be discouraged.*
 - iv. Traditional signage that is front-lit is preferred over internally lit, flat signage.*
 - v. The façade should incorporate window treatments at street level to maintain an open, pedestrian friendly environment.*
 - vi. No outdoor storage shall be permitted.*
 - vii. The location of waste disposal areas shall be controlled through the implementing zoning by-law to minimize their visual impact.**

The property is located in the Schomberg Village Core along Main Street and identified as within the Township initiated Schomberg Main Street Streetscaping Project. The applicant should review this Plan for reference and make attempts to align any proposed works in the front yard to accommodate any proposed future streetscaping works in the Township's ROW such as using similiar site furnishings (light fixtures, banners, colour palettes, etc.).

Staff have reviewed the Heritage Impact Assessment Report (HIA) and notes that the heritage consultant's findings and review have indicated that both exterior and interior features of the heritage dwelling possess cultural heritage value or interest worthy of protection and inclusion in the Designation by-law. Staff would like to explore this further with the applicant as staff would

agree with the recommendations made to protect and conserve the interior heritage features of the dwelling. Specifically, the report notes original interior trims, floors, doors, stairs, window lock hardware, windows, transoms, balustrade, and other elements and details. The report indicates that these features showcase high skills of the craftsmen who built the home.

An interpretation and information board/plaque should be considered and provided to recognize and celebrate the cultural heritage significance of the heritage dwelling proposed to be retained and Designated. The location of the board should be provided with the next resubmission. Final details can be determined upon further consultation with staff and the Heritage Advisory Committee. It is recommended that the development of this item be incorporated into the Site Plan Development Agreement as a Condition of Approval and securities be collected for its implementation.

As part of Staff's research, photos of Anderson Tegart were uncovered via Ancestry.com. As such, such photos may be beneficial in the use of such historical interpretation plaques, boards, and other materials. Staff encourage the heritage consultant to conduct further research on any photos and other sources of materials which may be able to add to the promotion of cultural heritage value or interest associated with the property.

A Conservation Plan is to be prepared by a qualified and experienced professional heritage architect with experience and expertise on heritage conservation and materials for review and comment prior to the finalization of the Site Plan Agreement. Should the Plan be reviewed by the Township's Peer Reviewer, the costs will be recovered from the applicant. Securities will be determined and collected as part of the Conservation Plan Strategy to ensure that where areas of disrepair and restoration are required, will be covered through the applicable restoration, repair, and/or replacement works as determined to be necessary in the final Conservation Plan. The Conservation Plan shall include as a minimum, the requirements as noted in the "Conservation Plan for Heritage Properties" document as prepared by the Ontario Heritage Trust (attached) and shall also explore additional industry best practices for the preparation of Heritage Conservation Plans.

The HIA Report states that the dwelling has been augmented twice since initial construction. The first augmentation being the closed veranda on the front of the structure and the second being the large brick addition and car port on the rear. The closed veranda on the front likely dates to the early 20th century c.1920 while the rear addition presents as mid to late 20th century construction. The proposed development would propose the removal of the 20th century addition to the east to make way for the proposed new development. Staff have reviewed this proposal and would have no objections to the removal of the 20th century addition, subject to the implementation of protection and stabilization measures to ensure no adverse impacts shall occur to the original 19th century dwelling. Details involving the removal and demolition should be included in the Conservation Plan.

It is not clear if the existing black metal fence at the front of the property will be retained as part of the proposed development works. As per the report, it has been identified as a heritage attribute feature which should be retained, renewed and repaired as it would contribute to the cultural heritage interest or value of the property.

As the per the Ontario Heritage Act, the Designation of a property by way of a Designation By-law lies with real property (i.e. the entirety property at 326 Main Street). As such, any proposed future development works would trigger the need for a Heritage Permit. Given that cultural heritage interest or value lies with the heritage dwelling and not the rest of the development, the use of a Reference Plan should be considered used to outline and delineate the boundaries of the location that the Designation By-law would apply.

A Construction Management Plan shall be provided to identify specific details on:

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How the Heritage Dwelling will be protected during the construction activities of the development;

What mitigation tools/measures will be implemented. Clear signage to delineate and to isolate and clearly separate and delineate the site development works from the rest of the development. A “no disturb zone” sign to prevent any potential damage to the House during construction should be considered.

In addition to cost estimates provided for the overall development works, a Heritage Cost Estimate should be provided by a qualified and experienced professional heritage architect with experience and expertise on heritage conservation outlining a breakdown of the securities associated with the different conservation works as well as for the preparation and implementation of the interpretation sign as noted above. The securities will be collected as part of the Site Plan Agreement process associated with the recommended repair and restoration works.

Staff would like to engage the Owner to discuss potential opportunities of entering into a Heritage Easement Agreement with the Township. A Heritage Easement Agreement is a legal agreement which allows the Owner of a heritage property to ensure its preservation while retaining possession and use of the property. An easement agreement gives a public body such as a municipality, a legal interest in the property and is registered on the title to the property. The goal would be to ensure the long term protection of the heritage dwelling beyond the conservation works that are proposed. Alternatively, site plan conditions to deal with concerns of long term maintenance and protection of views should be explored to provide the Township with the ability to conduct annual inspections to review the condition of the building. Staff thanks the applicant on continuing to work with the Township to create dialog on potential strategies for the long term protection of the building so that the redevelopment of the area and the building can be preserved for future generations.

A Heritage Permit application package outlining the proposed works shall be accompanied by the detailed specification design and documentation sheets for products used. The application shall be submitted for final approval prior to any conservation works commencing and should be in general conformity with the details outlined in the Plan. If the details deviate from the Plan, staff will review to determine if the works will require further council approvals.

New conservation works not identified in the Council approved Conservation Plan may require additional Council approvals and future heritage permit applications subject to the determination by staff.

Upon further submission of the noted documents, Site Plan Development conditions shall be provided.

Removal of the existing front yard mature vegetation including, but not limited to the trees should be reconsidered as the mature trees contribute to the streetscape and contextual value of the heritage landscape for the property and surrounding historic Schomberg Village. Revaluation of the large parking area in the front should also be reconsidered and redesigned as this would eliminate the rolling topography found on the property which is a common element found on the streets in this area. Designs may include, but not limited to: an enhanced walkway from Main Street up the hill to of the existing heritage dwelling and would also lead to the removal of the ramp required from the parking areas.

It is our understanding that at the statutory public meeting commenced on May 2nd, 2022 where two amendments were made by Council to Staff's recommendations contained in the Public Meeting report. The two amendments were:

- a) A motion was passed by Council to add the property as "Listed" on to the Township's Heritage Register and;*
- b) A motion was passed by Council which requested that Staff report back to Council with a Heritage Designation Report if the Waiver Form is not signed by June 9th, 2022 decision.*

At the time of the writing of these comments, Heritage staff acknowledge the receipt of the signed waiver form from the Owner indicating in agreement with the Township to waive the requirement that an Intent to Designate must be passed within 90 days after a prescribed event under Section 1 of Ontario Regulation 385/21 has occurred. The waiving of this restriction shall allow time for Heritage Staff to review the heritage aspects of the development in conjunction with the rest of the proposed development at the rear of the property.

Based on the study and findings of the Heritage Impact Assessment (HIA), the brick dwelling at 326 Main Street is attributed to the Tegart family. The 1861 Canada Census indicates that Anderson Tegart resided in a one storey frame house and the 1891 Canadian Census lists him residing in a two storey Brick house. Based on this information, the extant structure was constructed between 1861 and 1891. It is also known that Anderson's first wife Louise Ellen Fletcher passed away in 1879 and that Anderson married his second wife (Caroline Sibbald) in 1881. Based on this information it is reputed the current structure was constructed as a "wedding gift" to Caroline, thereby providing a c.1880 date of Construction.

The dwelling on the property is a good example of the Gothic Revival architectural style; Gothic Revival architecture was popular in Canada between 1830 and 1900 and is typified by the presence of gable roof lines, symmetrical front façades with centre gables, the use of decorative vergeboards displaying curvilinear patterns, the use of finials and drops and the presence of decorative hoodmolds or visours.

It is staff's recommendation that the dwelling merits Designation on the Township's Heritage Register due to its significant cultural heritage value or interest. Section 29 of the OHA outlines that, to be considered for Designation, a property must meet "one or more" of the criteria grouped into the categories of:

- Design/Physical Value*
- Historical/ Associative Value*
- Contextual Value;*

Based on the evaluation performed by the Heritage Consultant, the HIA indicates that the property would meet at least one or more of the criteria grouped into categories of Design/Physical Value, Historical/Associative Value and Contextual Value. A final version of the Statement of Cultural Heritage/Interest or Value should be prepared for the purposes of a Designation By-law.