



January 18, 2022

MEMO TO: Kaitlyn Graham, Senior Planner

FROM: Pamela Vega, Heritage and Urban Design Planner

SUBJECT: Official Plan Amendment and Zoning By-law Amendment

Applicant Name: Mon Sheong Foundation
Legal Description: Part of Lot 54, Concession 1
Municipal Address: 11283 Yonge Street
City File No.: D02-21018
D01-21009

The subject lands are located on the east side of Yonge Street south of Devonsleigh Boulevard. The proposal is for the construction of a new long-term care facility and multi-unit senior's dwelling. This proposal requires the demolition of the William Wright House, which currently exists on the subject property.

Staff have reviewed the Cultural Heritage Impact Assessment (Larkin Architect Limited, September 2021) and confirm that it meets the City's Terms of Reference. Staff agrees with the Cultural Heritage Impact Assessment's (CHIA) conclusion that the property does not merit designation under Part IV of the *Ontario Heritage Act*.

Next Steps

Because the subject property is listed as a non-designated property on the City's Heritage Register, Council support will be required to allow for the demolition of the William Wright House. The applicant is asked to submit a demolition permit, attaching the CHIA, to the Building department. Heritage staff will then bring the demolition request before the municipal heritage advisory committee and then Council, and will advise the applicant of Council's decision.

Once demolition has been approved, staff encourage the applicant to consider deconstructing the building rather than demolishing, as this will allow building materials to be reused or recycled. The CHIA also recommends that materials be salvaged. Given that the William Wright House was built circa 1895, it is likely that old growth wood was used in its construction. Old growth wood is valued for its resistance to rot, insect infestation and warping, and is a sought after material. Elements such as original interior doors, hardware, trim, and art glass transom may also be of value as they can be used in other historic homes, or can be transformed into decorative pieces and furniture.

Donating the building materials salvaged from the William Wright House to an organization like Habitat for Humanity will also provide the applicant with a charitable tax receipt for the assessed value of the donation, which will help offset the cost of removing the historic house from the property.

Pamela Vega