

Heritage Districts Work!

Heritage Conservation District Study
Thornhill - Cities of Markham and Vaughan
2009



Heritage Conservation District Study 2009

Prepared By

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Thornhill Executive Summary

Introduction

- This study of Heritage Conservation Districts has been funded by the Ontario Trillium Foundation and is a joint effort among volunteers of the Architectural Conservancy of Ontario, the Heritage Resources Centre and volunteer historical societies across the province
- The Ontario Heritage Act enables municipalities to designate Heritage Conservation Districts (HCDs)
- Heritage Conservation Districts allow municipalities to guide future changes in these areas of special character
- 32 districts designated in or before 1992 were examined

Background of Thornhill Heritage Conservation Districts

- Located in the Cities of Markham and Vaughan
- Consists of 138 and 82 properties respectively
- Predominantly residential with retail buildings along Yonge Street
- The districts were both designated in 1986
- Plans were written by Phillip Carter

Study Approach

- Resident surveys were conducted door to door by members of the Heritage Resources Centre
- Land use mapping and streetscape evaluations were conducted
- Sales history trends were collected from GeoWarehouse™ and analyzed
- Key stakeholders were interviewed
- Data on requests for alterations was collected

Analysis of Key Findings

- Each side has been managed differently and this is reflected in their success
- City of Markham has been more consistent in applying the rules of the district which has resulted in a higher level of satisfaction among residents and a strong performance in the area of real estate values
- City of Vaughan on the other hand has not applied the rules as consistently and as a result residents are less satisfied, and property values have suffered

Recommendations

Thornhill – Markham

- Provide better liaison between the committee and the residents of the district
- Create a sign by-law that regulates advertising within the district

Thornhill – Vaughan

- Track alteration requests in a comprehensive and easily accessible manner
- Enforce the District Guidelines
- Create a awareness campaign that fosters community support
- Create a sign by-law that regulates advertising within the district

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1.0 Introduction

1.1 Heritage Act and Designation

The *Ontario Heritage Act* (Subsection 41. (1)) enables municipalities to designate Heritage Conservation Districts (HCDs). A Heritage Conservation District is an area with “a concentration of heritage resources with special character or historical association that distinguishes it from its surroundings”¹. Districts can be areas that are residential, commercial, rural, industrial, institutional or mixed use. According to the Ministry of Culture “the significance of a HCD often extends beyond its built heritage, structures, streets, landscape and other physical and special elements to include important vistas and views between buildings and spaces within the district”².

The designation of a Heritage Conservation District allows municipalities to protect the special character of an area by guiding future changes. The policies for guiding changes are outlined in a Heritage Conservation District Plan that can be prepared by city staff, local residents or heritage consultants. A Heritage Conservation District Plan must also include a statement of objectives and guidelines that outline how to achieve these objectives³.

1.2 Rationale for Heritage Conservation District Study

Many people now consider the Heritage Conservation District to be one of the most effective tools not only for historic conservation but for good urban design and sound planning. At least 92 HCDs are already in existence in Ontario with the earliest designations dating back to 1980. While more are being planned and proposed all the time there is also a residual resistance to HCDs from some members of the public. Typically this resistance centres on concerns about loss of control over one’s property, impact on property values and bureaucratic processes. On the other hand, the benefits of HCDs, establishing high standards of maintenance and design, allowing the development of and compliance with shared community values and the potential for increasing property values, are not as widely perceived as might be the case.

With funding from the Ontario Trillium Foundation, volunteers from branches of the Architectural Conservancy of Ontario (ACO) and Historical Societies were assisted by the Heritage Resources Centre (HRC) at the University of Waterloo to undertake a province wide research program to answer the question: have Heritage Conservation Districts in Ontario been successful heritage planning initiatives over a period of time?

Since it takes a period of time for the impacts of district designation to manifest this study concentrated on examining districts that are well established. Applying the criterion of residential, commercial or mixed use areas designated in 1992 or before there were 32 HCDs that the study examined. These districts are found in or near the following areas: Cobourg, Hamilton, Kingston, Ottawa, St. Catharines, Huron County, Brampton, Toronto, Ottawa, the Region of Waterloo and Thunder Bay.

¹ Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

² Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

³ Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 12

Figure 1 shows that the 32 districts have a wide geographic distribution and represent the various community sizes. The various types of districts which are part of the study are also evident.

Geographical Distribution		Community Size		Type	
Northern	1	Small Community	9 ~	Commercial	9~
Eastern	11 *	Medium Sized	11	Residential	18*
Central	12	Large City	12 *	Mixed	5
South Western	8 ~				
	32		32		32

* 5 of these districts make up the HCD known as Sandy Hill
 ~ 2 of these districts make up the HCD known as Goderich Square

Figure 1: Distribution of Heritage Conservation Districts under Examination

The study sought to answer the following specific questions in each of the 32 Heritage Conservation Districts:

- Have the goals or objectives set out in the District Plan been met?
- Are residents content living in the Heritage Conservation District?
- Is it difficult to make alterations to buildings in the Heritage Conservation District?
- Have property values been impacted by the designation of the district?
- What are the key issues in the district?

These questions were answered through the contributions of local volunteers from the Architectural Conservancy of Ontario branches, Historical Societies and local heritage committees as well as through communication with local municipal officials.

2.0 Background of Thornhill Heritage Conservation District

2.1 Description of the District

The Thornhill Heritage Conservation District runs along Yonge Street between Thornhill Avenue and Elgin Street in the Cities of Markham and Vaughan. The district consists of 138 properties in the City of Markham and 82 properties in the City of Vaughan. These properties are predominantly residential, with retail building fronting Yonge Street. Since the area is continuous, yet falls into two municipalities, each municipally will be examined separately in this report.

2.2 Cultural Heritage Value of the District

According to the Heritage Conservation District Plan, the heritage character of Thornhill is:

“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”⁴

⁴ Thornhill Vaughan Heritage Conservation District Plan, Phillip H. Carter (2007), Page 9

2.3 Location of the District

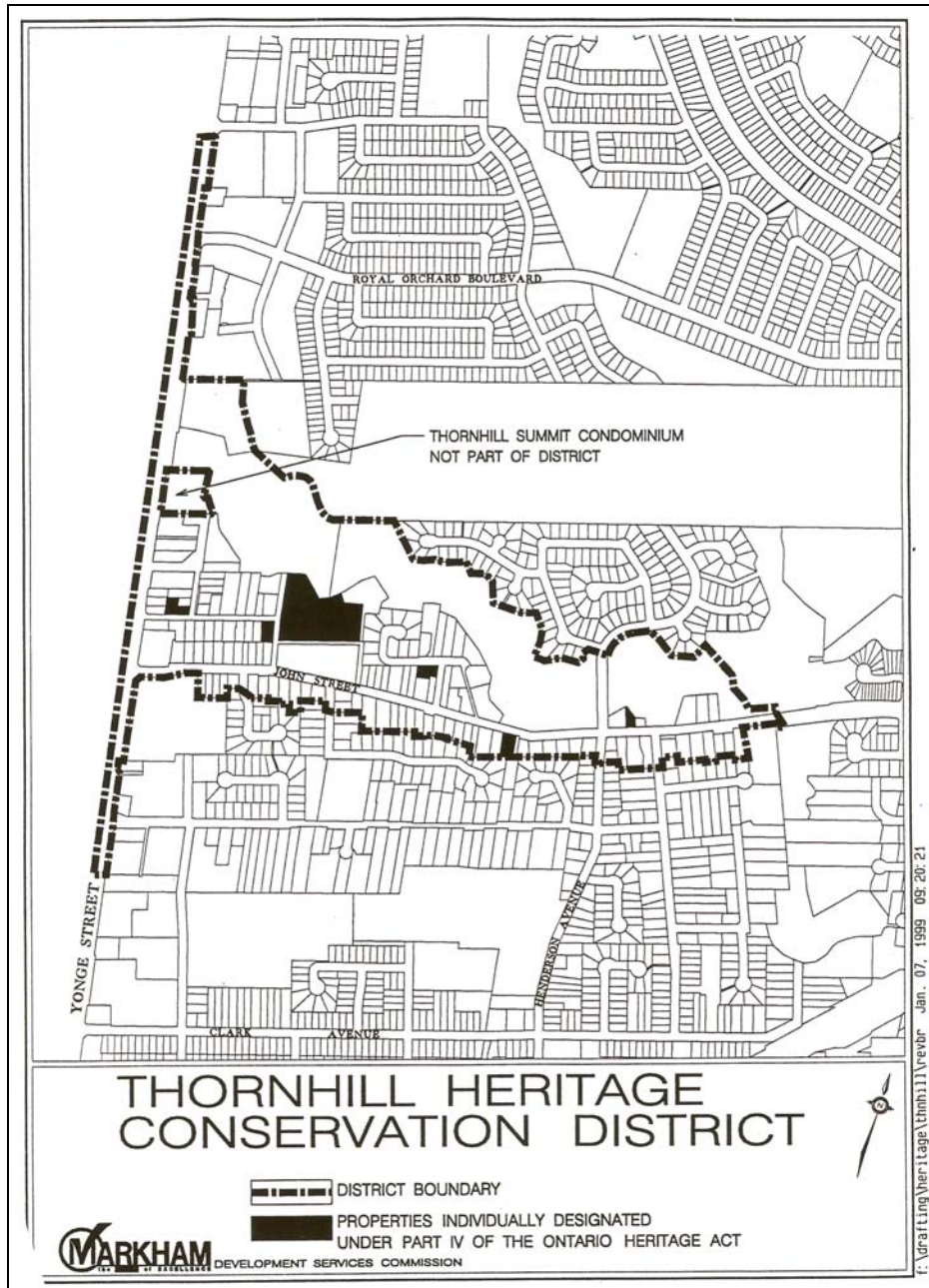


Figure 2: Map of Thornhill Heritage Conservation District in the City of Markham

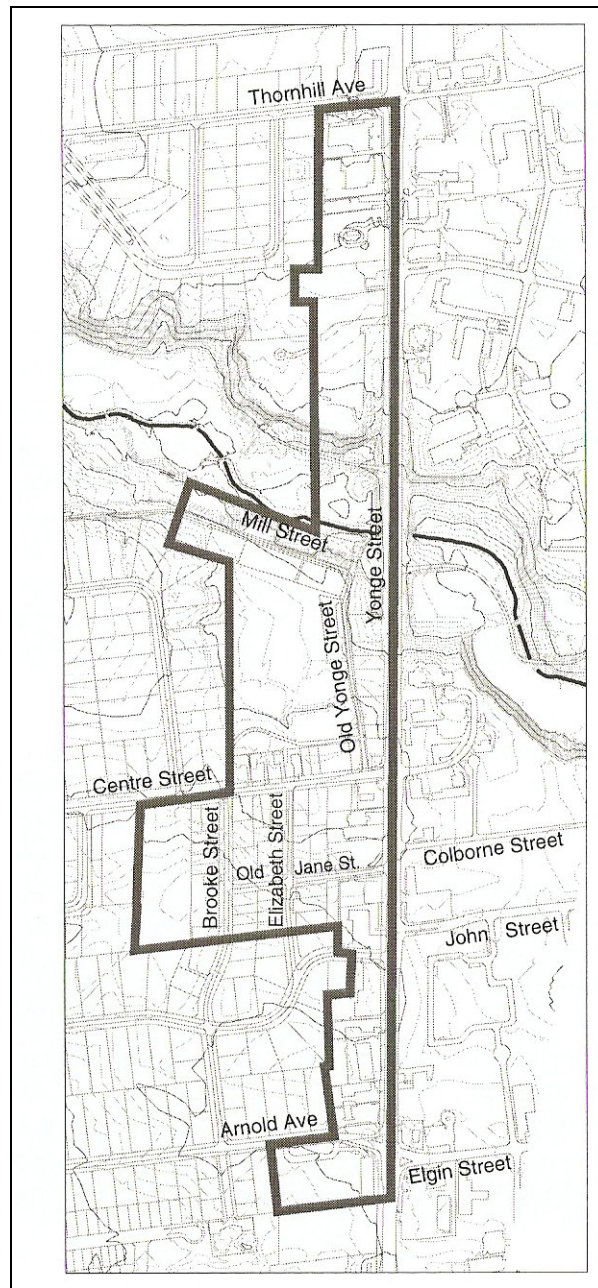


Figure 3: Map of Thornhill Heritage Conservation District in the City of Vaughan

2.4 Designation of the District

According to the stakeholders, the designation of Thornhill was initiated by local residents with the support of the municipalities. The Thornhill Heritage Conservation District is protected by By-law 269-86 which was passed on July 15, 1986 by the City of Markham. This designation was approved by the Ontario Municipal Board under the 1980 Ontario Heritage Act on November 23, 1986. The district is also protected by By-law 306 passed by the City of Vaughan.

The Thornhill Heritage Conservation District Plans were prepared for the Cities of Markham and Vaughan by Phillip H. Carter. According to the stakeholders, these plans are almost identical. These plans were updated in 2007 by Phillip H. Carter. The updated Heritage Conservation District Plan contains sections on the background of the district designation, heritage character and heritage statements, district polices and municipal policies, implementation and guidelines for buildings and surrounds.

3.0 Study Approach

3.1 Resident Surveys

Residents of the Thornhill Heritage Conservation District were asked a series of questions relating to their experiences and satisfaction living in the district. These surveys were conducted door to door by members of the Heritage Resources Centre. On the Markham side of the district 30 of 138 residents answered surveys, representing a 21.74 % response rate. On the Vaughan side of the district 25 of 82 residents answered surveys, representing a 30.49 % response rate. The tabulated findings of the survey are presented in Appendix A.

3.2 Townscape Survey

Townscape Surveys of Thornhill in both Markham and Vaughan were conducted in September 2008 and March 2009. The purpose of this survey is to provide an objective way to evaluate streetscapes. There are two elements to the survey; land use mapping and a streetscape evaluation. Land use maps, which represent the current use of buildings in the district, were produced for Thornhill (see Appendix B). The streetscape evaluation involves the use of a view assessment pro forma which generates scores between one and five for 25 factors in view. A total of 13 views were photographed and evaluated in Markham and an additional 11 views were scored in Vaughan (see Appendices C and D). The summary of the scores is included as Appendix E.

3.3 Real Estate Data

Sales history trends for properties within each Heritage Conservation District under study were calculated and compared against non-designated properties in the immediate vicinity of each district. Sales records spanning an average 30 year period range were identified for individual district properties using GeoWarehouse™, an online subscription database commonly used by real estate agents.

Properties with more than one record of sale were plotted on graphs against average sales figures for non-designated properties. A number of sales property averages were obtained for each “non-designated area” within a 1 km radius from the district. The mean selling price for these property averages, which were also obtained through GeoWarehouse™, were calculated and plotted against each district unit sales record (see Appendix F)⁵. It was expected that the use of average sales prices from the immediate vicinity of a district as opposed to the use of city-wide sales trends would provide a more accurate comparative record to show how the district designation status itself affects property values. Aside from the locational factor (*i.e.* properties located within an district), it must be recognized that this study did not take into account a variety of other issues that can also affect sales prices (*e.g.* architecture, lot size, *etc.*).

3.4 Key Stakeholder Interviews

People of who had special knowledge of each district were interviewed for their experiences and opinions. These stakeholders often included the local planner, the chair or a member of the Municipal Heritage Committee and members of the community association or BIA. Four people were interviewed for the Thornhill Heritage Conservation District. All four interviews were conducted over the phone. Those interviewed included a current Heritage Planner, two local committee members, and a consultant who was involved in the

⁵The method for obtaining the average sales price for non-designated areas within the 1 km radius was adjusted according to the number of properties within a Heritage Conservation District. For example, to obtain figures on non-designated areas, average sales histories within a 1 km radius from the largest districts (201-600 properties) were obtained using every fiftieth district property as a basis for calculating each area sales record. The mean average of these sales records were subsequently calculated and used as the comparative sales history trend on each graph. Every fifth, tenth, and twenty-fifth property were used to find the immediate average sales histories within a 1 km radius for smaller districts with 1-10, 11-100 and 101-200 properties respectively.

plan revision. A summary of the responses is included in Appendix G. Interviewees are not identified in accordance with the University of Waterloo policy on research ethics.

3.5 Requests for Alterations

With respect to the requests for alterations within the Heritage Conservation Districts, the study wished to answer these questions in each district:

- How many applications for building alterations have been made?
- How many applications have been approved or rejected?
- How long did the application process take for individual properties?
- What type of changes were the applications for?

For the Thornhill Heritage Conservation District, the information about the number of applications for alterations and their time for approval was only available from the City of Markham. A list was produced manually using information stored in a binder regarding alteration requests. This list includes requests for alterations from 1993 until 2007. A summary of this information is presented in Appendix H.

4.0 Analysis of Key Findings

4.1 Have the goals or objectives been met?

Thornhill – Markham

The goals from the Thornhill Heritage Conservation District Plan in the City of Markham fall into five categories:

a) Preserve architectural and/or historically significant buildings

The objective to maintain and conserve buildings appears to have been met. Drawing on measures collected in the Townscape Survey, conserved elements evident, quality of conservation work, and few neglected historic features all scored well. This means that visually the area is well maintained and historic elements and buildings have been conserved. High scores in the categories of absence of dereliction and detailed maintenance also contribute to the visual confirmation that buildings have been well maintained (see Figure 4).



Figure 4: An example of a well preserved building in Thornhill-Markham

b) Promote compatible new development

The second objective to promote compatible new development has been met. According to the Townscape Survey the district had average scores in the category regarding quality of new development. This shows that the new development in the area is acceptable. The high score in coherence reinforces this conclusion, showing that the new development is compatible with the area.

c) Maintain the character including street pattern, street lighting, trees and fences

The character of the area including lighting, trees and fences has been maintained. The area received high scores in the categories of public and private planting which show the vegetation of the area has been maintained. High scores in edge quality and an average score in street furniture show that the lighting and fences are in good shape.

The objective, to maintain the existing street pattern has not been achieved. There is a difference between the land use from the map created for the district plan (Section 2.3) and the current land use map (Appendix B). The current land use maps also shows that there has been a court added to the area (Danbank Drive), which is not a typical street pattern. The rest of the area supports a grid street pattern.

d) Preserve the Don River and St. Luke's Cemetery

The objective, to preserve the Don River and St. Luke's Cemetery, has been achieved. There is a no difference between the land use from the map created for the district plan (Section 2.3) and the current land use map (Appendix B). The current land use map shows the maintenance of natural area around the Don River, and the existence of the Cemetery.

e) Create Yonge Street as a viable and healthy retail environment

The objective to create Yonge Street as a retail environment has been met. The land use maps show a diversity of business along Yonge Street including recreation services, retail stores, eating and drinking establishments, offices and services. There are also no vacancies on this side of Yonge Street.

The Townscape Survey shows above average scores in the categories of pedestrian friendliness and cleanliness for the whole area. This means that the area is a pleasant retail environment. One aspect of the

area which shows room for improvement is advertising. This category scored very low, which means that the signage in the area is not compatible with the heritage character.

Thornhill – Vaughan

The goals from the Thornhill Heritage Conservation District Plan in the City of Vaughan are almost identical to the goals in the City of Markham. They fall into five categories:

a) Retain and conserve heritage buildings including heritage attributes

The objective to maintain and conserve buildings has not been met. The categories of conserved elements evident, quality of conservation work, and few neglected historic features all scored below average. This means that visually the area's historic character has not been well maintained. There is a measurable difference between the overall scores in the heritage in view sections of the Townscape Survey on the Markham and Vaughan sides of Thornhill. Markham scored a 3.4 out of 5 while Vaughan scored 2.5 out of 5.

b) Discourage demolition of buildings that contribute to the overall character and ensure compatible development

The second objective, to maintain the character of the area by discouraging demolition and ensuring compatible development has not been met. The Vaughan side of Thornhill scored low in the category of quality of new development. The area also scored average in coherence. These low scores show that there are some newer structures in the district that are not compatible. The pictures of views in the district show what appears to be some questionable buildings, both in materials used and the building placement on its site (see Figure 5). While these buildings may have been constructed prior to the designation of the district it demonstrates the need to control new construction.



Figure 5: An example of development that is not compatible

c) Facilitate historic landscape in private and public realms

The objective to maintain the historic landscape appears to have been met. Drawing on measures from the Townscape Survey the areas of public and private planting scored well.

d) Foster community support and participation

Drawing on the responses from the resident surveys, all those surveyed know they live in a Heritage Conservation District. However, the comments showed that people thought the Heritage Conservation District plan has not been followed constantly. The comments included “let people do inconsistent things, build buildings and sell off backyards”, “not very strict” and “City of Vaughan does not follow the rules”. Furthermore, over a third of respondents cited restrictions as their understanding of the district. This shows that the community support for the area is not great. The stakeholders also expressed some concern over community support, stating the often newer residents are not open to the idea of a district.

e) Maintain a progressive and competitive business environment along Yonge Street

The objective to maintain a competitive business environment along Yonge Street in the City of Vaughan has not been achieved. The land use maps indicate several vacant properties and a lack of diversity among the businesses. The low scores in the categories of cleanliness and advertising also contribute to a poor business environment.

4.2 Are people content?

Thornhill – Markham

Two questions in the resident survey addressed people's contentment with living in the district. Of the five people surveyed in Markham who lived in the area prior to designation three stated that they were positive about the initiation of the district. Now there is a higher level of satisfaction, 35% of people are very satisfied living in the district and 45% are satisfied. Overall, 23 of 29, or 80%, of people are satisfied or very satisfied with living or owning property in the district.

Thornhill – Vaughan

On the Vaughn side of Thornhill, there is slightly less satisfaction. There was lots of early support of the district. Of the eight people surveyed who lived in the area at the time of designation, five expressed support for the district. Now 60% of people are very satisfied while an additional 16% are satisfied with living in the district. Overall, 19 of 25, or 76%, of people are satisfied or very satisfied with the district designation.

4.3 Is it difficult to make alterations?

Thornhill – Markham

Of the residents surveyed in Markham only 12 of the 29 people stated they had made a request for an alteration. 11 of the 12 were approved. Five of these were approved within a month and an additional two were completed within three months. The records from the City of Markham show the same trend. Most applications from 1993 until 2007 were approved within five weeks (see Figure 6). Clearly, the process for completing alterations to buildings in Thornhill in the City of Markham is neither difficult nor lengthy.

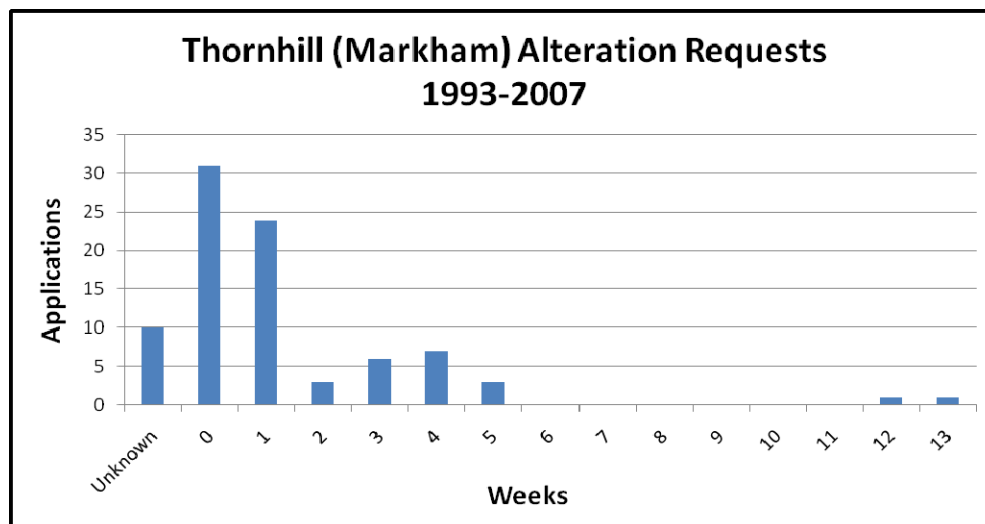


Figure 6: Alteration Requests for Thornhill in Markham from 1993 until 2007

Thornhill – Vaughan

Of the residents surveyed in Vaughan, 11 people stated they had made a request for an alteration. However, three of these applications were denied. Of those applications approved most were completed within three months. There was no information available from the City of Vaughan to compare these perceptions against.

4.4 Have property values been impacted?

Thornhill- Markham

The data from GeoWarehouse™ indicated that 42 of 138 properties in Thornhill in the City of Markham had sales histories. This is a large sample that is statistically significant. Of these 42 properties 20 had above

average sales value increases. Of the remaining properties, 16 had average sales history trajectories. Only six properties performed below average. Clearly, the area is a desirable and performing well.

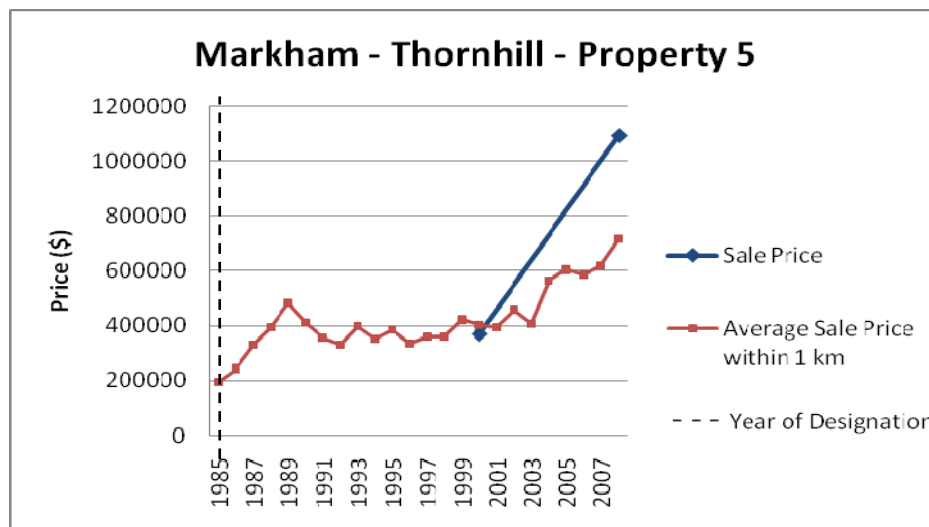


Figure 7: Above Average Sale History Trajectory for Thornhill- Markham

Thornhill – Vaughan

The data from GeoWarehouse™ indicated that 14 of 82 properties in Thornhill in the City of Vaughan had sales histories. Of these 14 properties four had above average sales value increases. Of the remaining properties five had average sales history trajectories and five properties performed below average. The sales histories are close to being neutral, that is showing what might be expected in any random sample with one third of the properties being above average, one third average and one third below. These sales histories, however, mark the Thornhill district in the City of Vaughan one of the worst performing district in this study. This performance could be a result of the poor maintenance of the heritage character and inconsistent enforcement noted in the goals section.

4.5 What are the key issues in the district?

a) Committee

According to the resident surveys, there is some discontentment with the Municipal Heritage Committee in the City of Markham. The comments from the resident surveys relating to the committee include “people on the committee have no qualifications”, “heritage people are getting worse, you cannot save everything” and “committee discourages”. This opinion contrasts with the responses from the stakeholders, who believe there is good communication between the committee and residents of the area.

b) Rapid Transit

According a stakeholder, there has recently been a streetscape study done for Yonge Street for the purpose of putting in an above ground rapid transit line. This would split the district down the middle along Yonge Street and would result in increased pressure for the area to be intensified.

c) Updated Guidelines

The Heritage Conservation District Plan for Thornhill in both the City of Markham and the City of Vaughan were updated in 2007 by Phillip H. Carter. The purpose of this review was “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”⁶.

⁶ Thornhill Vaughan Heritage Conservation District Plan, Phillip H. Carter (2007), Page 4

5.0 Conclusions

5.1 Conclusions

Thornhill – Markham

- The following objectives of the district plan have been met:
 - to preserve architectural and/or historically significant buildings
 - to promote compatible new development
 - to maintain the character including street pattern, street lighting, trees and fences
 - to preserve the Don River and St. Luke’s Cemetery
 - to create Yonge Street as a viable and healthy retail environment
- 80 % of the people surveyed are very satisfied or satisfied with owning property in the district
- Most requests for alterations were approved within five weeks
- Most properties (36 of 42) in the district had average or above sales history trajectories

Thornhill – Vaughan

- The following objective of the district plan has been met:
 - to facilitate historic landscape in private and public realms
- The following objectives of the district plan have been less successful:
 - to retain and conserve heritage buildings including heritage attributes
 - to discourage demolition of buildings that contribute to the overall character and ensure compatible development
 - to foster community support and participation
 - to maintain a progressive and competitive business environment along Yonge Street
- 76% of the people surveyed are very satisfied or satisfied with living in the district
- The district performed relatively poorly in sales history trajectories

Thornhill – Markham and Vaughan

The Thornhill Heritage Conservation District is divided between the City of Markham and the City of Vaughan. This report demonstrates that each side has been managed differently and this is reflected in their success. The City of Markham has been more consistent in applying the rules of the district which has resulted in a higher level of satisfaction among residents and a strong performance in the area of real estate values. The City of Vaughan on the other hand has not applied the rules as consistently and as a result residents are less satisfied, and property values have suffered.

5.2 Recommendations

Thornhill – Markham

The following aspects of the district are areas for improvement:

- Provide better liaison between the committee and the residents of the district
- Create a sign by-law that regulates advertising within the district

Thornhill – Vaughan

The following aspects of the district are areas for improvement:

- Track alteration requests in a comprehensive and easily accessible manner
- Enforce the District Guidelines
- Create a awareness campaign that fosters community support
- Create a sign by-law that regulates advertising within the district

Appendices

Appendix A

Tabular Results of Resident Surveys

Heritage Conservation District Name: Thornhill - Markham

1. Are you the owner or tenant of this property?

Responses

	Owner	Tenant-Commercial	Tenant - Residential
Counts	26	1	3
Percentage	86.67	3.33	10.00

2. Are you aware you live within a HCD?

Responses

	Yes	No
Counts	28	2
Percentage	93.33	6.67

3. Did you move here before or after the area was designated?

Responses

	Before	After
Counts	6	23
Percentage	20.69	79.31

4. If you lived here before designation, how did you feel about it at the time?

Responses

Positive	3
Negative	1
Neutral	0
Mixed Feelings	1

5. If you came after the designation did the designation affect your decision to move here?

Responses

	Yes	No
Counts	5	14
Percentage	26.32	73.68

6. What is your understanding of how the HCD works?

Responses

Preserve	15
Restrict	14
Committee	4
Guidelines	3
No knowledge	5

Note: Residents could provide more than one response to question 6

7. Have you made application(s) for building alterations?

Responses

	Yes	No
Counts	15	14
Percentage	51.72	48.28

8. If so, were your applications for alterations approved?

Responses

	Yes	No
Counts	11	1
Percentage	91.67	8.33

9. On average, how long did the application take?

Responses

Over 5 months	1
4 to 5 months	1
1 to 3 months	2
Less than 1 month	5

10. Overall, how satisfied are you with living in a HCD?

Responses

	Mean Score out of 5	Very Satisfied	Satisfied	Neither Satisfied or Dissatisfied	Dissatisfied	Very Dissatisfied	Do not Know
Counts	4.10	10	13	5	1	0	0
Percentage		34.48	44.83	17.24	3.45	0.00	0.00

11. How do you think the HCD designation has affected the value of your property compared to similar non-designated districts?

Responses

	Mean Score out of 5	Increased a Lot	Increased	No Impact	Lowered	Lowered a lot	Do not Know
Counts	3.35	0	13	5	5	0	4
Percentage		0.00	56.52	21.74	21.74	0.00	14.81

12. Do you think the HCD designation will affect your ability to sell your property?

Responses

No	13
Yes	3
Yes, easier	1
Yes, harder	5
Don't know	0
Maybe	3

13. Comments

Additional Comments: Not all buildings in the area are well kept (3), biggest enemy is the OMB (2), people on the committee have no qualifications (1), have to be open to the idea that new construction materials can be used (1), heritage people are getting worse, you cannot save everything (1), would not have moved here if I would have known there would be so many restrictions (1), not heritage to us, we are from Europe (1), restrictions are frustrating because they interfere with the function of the building (1), committee more supportive to west side of Yonge, than to east (1), sense of community can suffer with the polarization of opinion (1), too much traffic (1), heritage society is not good (1), committee discourages (1)

Total Population	138
Participants	30
Participation Rate	21.74

Heritage Conservation District Name: Thornhill - Vaughan

1. Are you the owner or tenant of this property?

Responses

	Owner	Tenant-Commercial	Tenant - Residential
Counts	19	5	1
Percentage	76.00	20.00	4.00

2. Are you aware you live within a HCD?

Responses

	Yes	No
Counts	25	0
Percentage	100.00	0.00

3. Did you move here before or after the area was designated?

Responses

	Before	After
Counts	7	18
Percentage	28.00	72.00

4. If you lived here before designation, how did you feel about it at the time?

Responses

Positive	5
Negative	1
Neutral	2
Mixed Feelings	0

5. If you came after the designation did the designation affect your decision to move here?

Responses

	Yes	No
Counts	3	14
Percentage	17.65	82.35

6. What is your understanding of how the HCD works?

Responses

Preserve	10
Restrict	7
Committee	3
Guidelines	3
No knowledge	3

Note: Residents could provide more than one response to question 6

7. Have you made application(s) for building alterations?

Responses

	Yes	No
Counts	10	14
Percentage	41.67	58.33

8. If so, were your applications for alterations approved?

Responses

	Yes	No
Counts	8	3
Percentage	72.73	27.27

9. On average, how long did the application take?

Responses

Over 1 year	0
4 to 5 months	1
1 to 3 months	2
Less than 1 month	1
Not long	0
Do not know	4

10. Overall, how satisfied are you with living in a HCD?

Responses

	Mean Score out of 5	Very Satisfied	Satisfied	Neither Satisfied or Dissatisfied	Dissatisfied	Very Dissatisfied	Do not Know
Counts	4.20	15	4	3	2	1	0
Percentage		60.00	16.00	12.00	8.00	4.00	0.00

11. How do you think the HCD designation has affected the value of your property compared to similar non-designated districts?

Responses

	Mean Score out of 5	Increased a Lot	Increased	No Impact	Lowered	Lowered a lot	Do not Know
Counts	2.75	1	3	5	5	1	8
Percentage		4.35	20.00	33.33	33.33	6.67	34.78

12. Do you think the HCD designation will affect your ability to sell your property?

Responses

No	9
Yes	8
Yes, easier	1
Yes, harder	0
Don't know	1
Maybe	0

13. Comments

Additional Comments: Avoid developers (1), lack of understanding by most people (1), do not make rules so strict that people cannot afford (1), taxes too high (2), let people do inconsistent things, build buildings and sell off backyards (1), not very strict (1), City of Vaughan does not follow the rules (1)

Total Population	82
Participants	25
Participation Rate	30.48

Appendix B
Land Use Maps

Ground Level Land Use in Thornhill Heritage Conservation District, Markham



Legend

Thornhill Vaughan HCD	Leisure	Retail
HCD Boundary	Office / Commercial	Services
Not in HCD	Parking	Soft or hard landscaping
Eating / Drinking Places	Public buildings	Under development
Industrial	Residential	Vacant
Land use not assigned	Retail (low end - DS)	Warehouse / Storage

0 125 250 500 750 1,000 Meters



Author: Heritage Resources Centre
 April 15, 2009
 Data provider: Teranet Inc.
 Coordinate system: NAD_1983_UTM_Zone_17N

Second Floor Land Use in Thornhill Heritage Conservation District, Markham



Legend

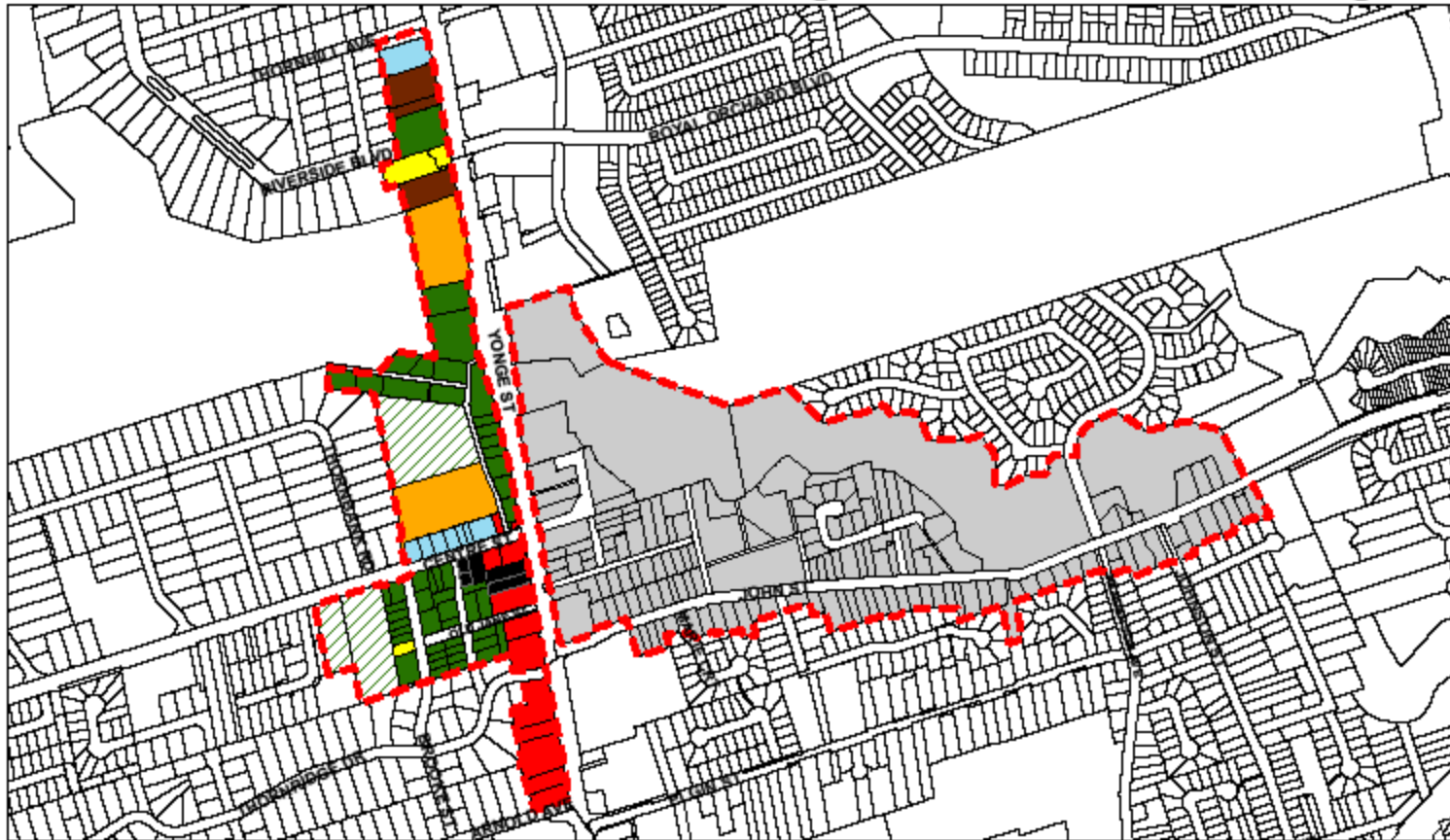
Thornhill Vaughan HCD	Leisure	Retail
HCD Boundary	Office / Commercial	Services
Not in HCD	Parking	Soft or hard landscaping
Eating / Drinking Places	Public buildings	Under development
Industrial	Residential	Vacant
Land use not assigned	Retail (low end - DS)	Warehouse / Storage

0 125 250 500 750 1,000 Meters



Author: Heritage Resources Centre
 April 15, 2009
 Data provider: Teranet Inc.
 Coordinate system: NAD_1983_UTM_Zone_17N

Ground Level Land Use in Thornhill Heritage Conservation District, Vaughan



Legend

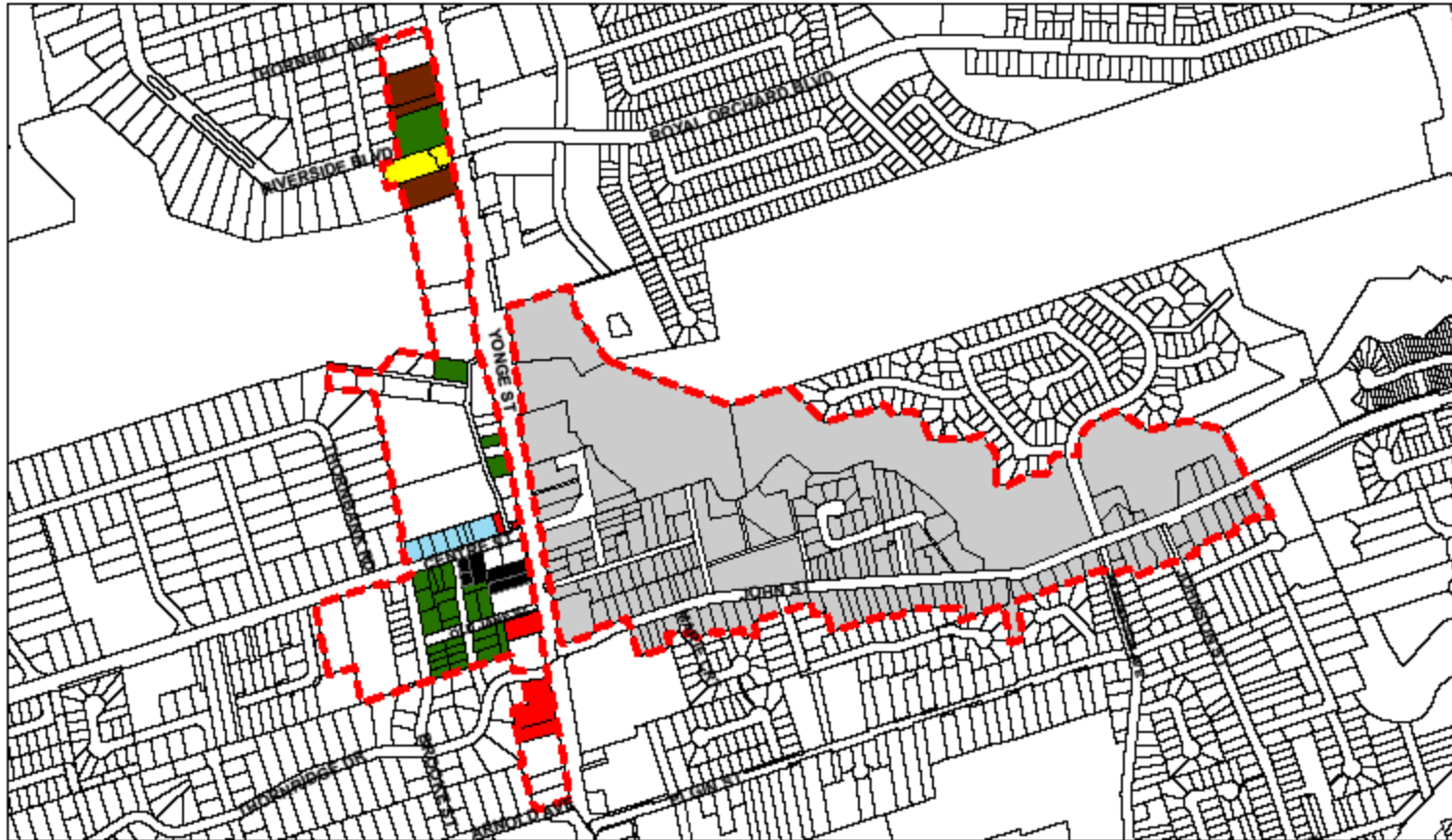
Thornhill Markham HCD	Leisure	Retail
HCD Boundary	Office / Commercial	Services
Not in HCD	Parking	Soft or hard landscaping
Eating / Drinking Places	Public buildings	Under development
Industrial	Residential	Vacant
Land use not assigned	Retail (low end - DS)	Warehouse / Storage

0 125 250 500 750 1,000 Meters



Author: Heritage Resources Centre
 April 15, 2009
 Data provider: Teranet Inc.
 Coordinate system: NAD_1983_UTM_Zone_17N

Second Floor Land Use in Thornhill Heritage Conservation District, Vaughan



Legend

Thornhill Markham HCD	Leisure	Retail
HCD Boundary	Office / Commercial	Services
Not in HCD	Parking	Soft or hard landscaping
Eating / Drinking Places	Public buildings	Under development
Industrial	Residential	Vacant
Land use not assigned	Retail (low end - DS)	Warehouse / Storage

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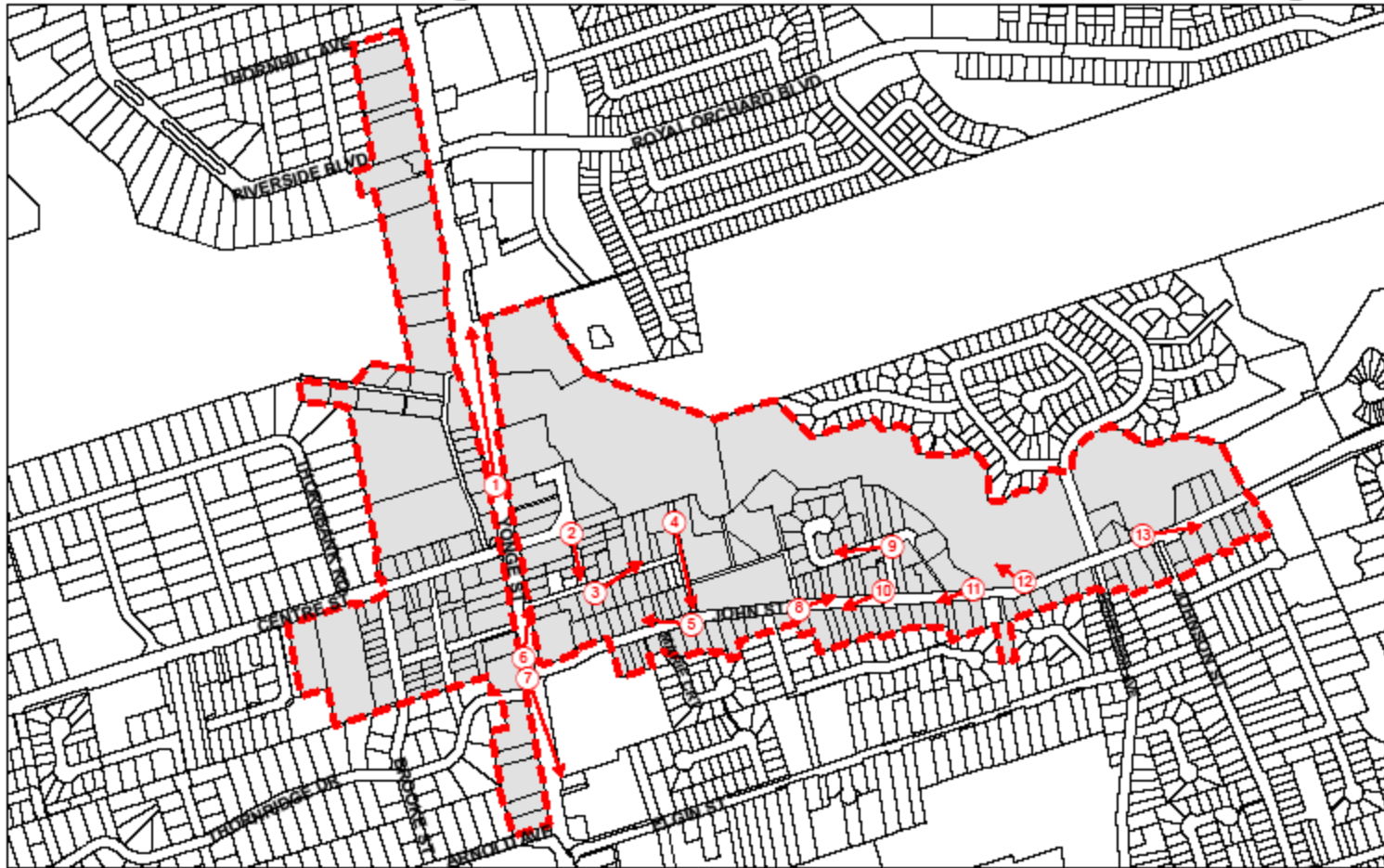


Author: Heritage Resources Centre
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 Coordinate system: NAD_1983_UTM_Zone_17N


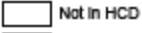

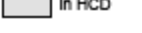

Appendix C

Map of Views

Views in Thornhill Heritage Conservation District, Markham, East of Yonge St.



Legend

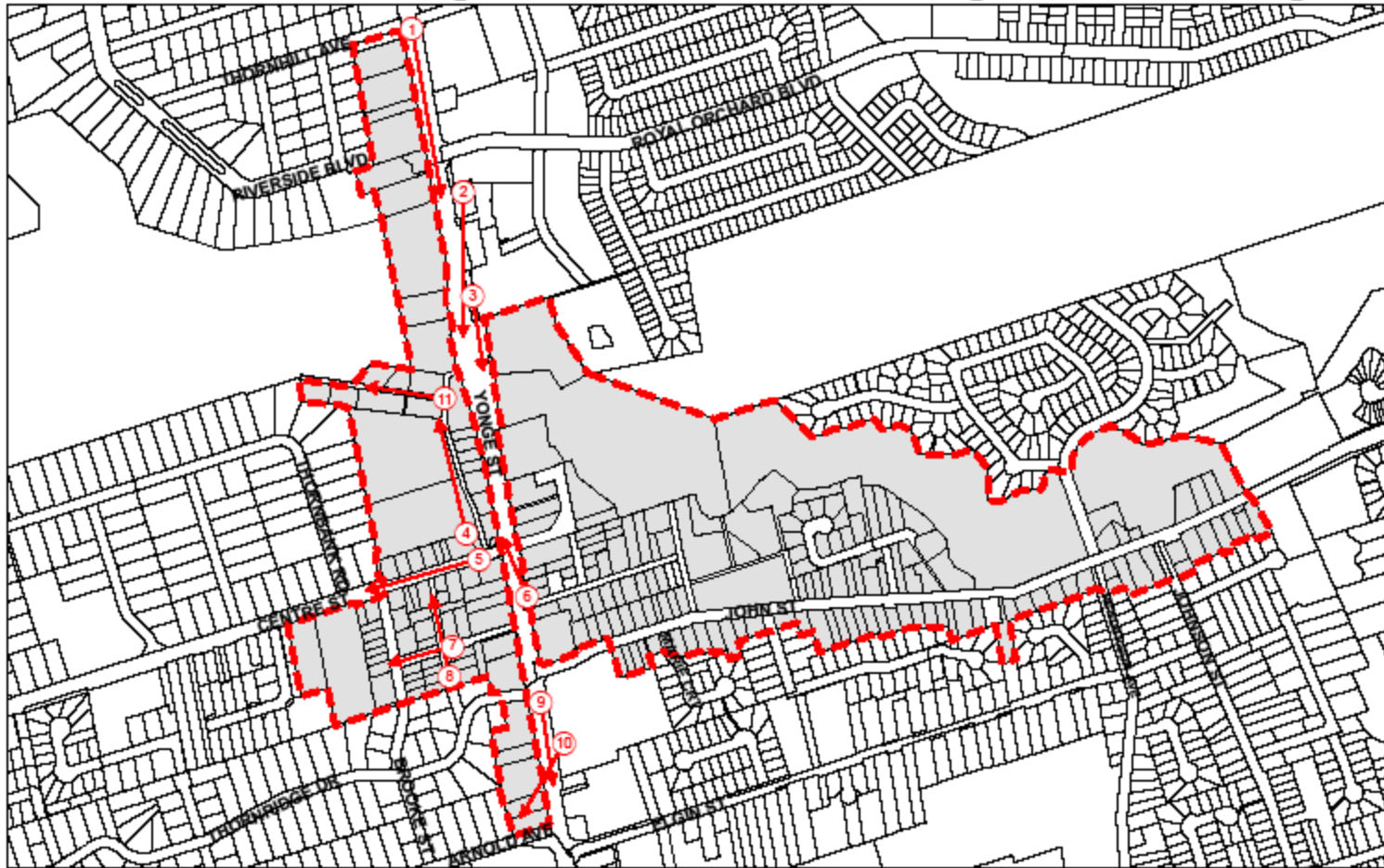
- | | |
|--|--|
|  Viewpoints |  Not in HCD |
|  Viewlines |  In HCD |
|  HCD Boundary | |

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



Author: Heritage Resources Centre
April 15, 2009
Data provider: Teranet Inc.
Coordinate system: NAD_1983_UTM_Zone_17N



Views in Thornhill Heritage Conservation District, Vaughan, West of Yonge St.



Legend

- | | | | |
|---|--------------|---|------------|
|  | Viewpoints |  | Not in HCD |
|  | Viewlines |  | In HCD |
|  | HCD Boundary | | |

0 125 250 500 750 1,000
Meters

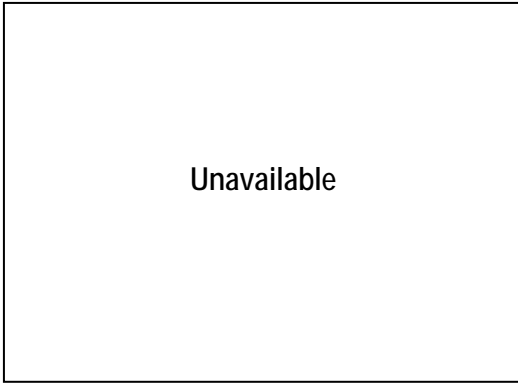
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Appendix D

Photographs of Views

Thornhill – Markham



Unavailable

View 1



View 2



View 3



View 4



View 5



View 6



View 7



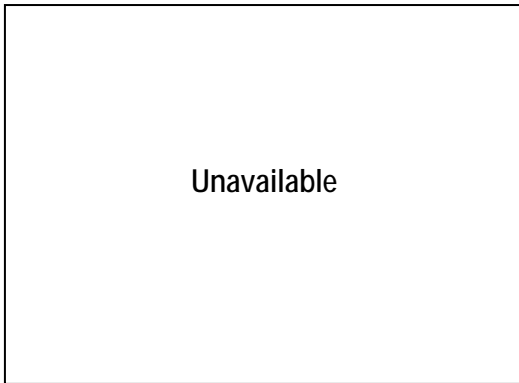
View 8



View 9



View 10



View 11



View 12



View 13

Thornhill – Vaughan



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



View 9



View 10



View 11

Appendix E

Townscape Evaluation Pro Forma

Heritage Conservation District Townscape Summary

Name of District: Thornhill-Markham

Date: September 26, 2008

A. Streetscape Quality				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	46	65	70.77	3.5
A2-Cleanliness	45.5	65	70.00	3.5
A3-Coherence	49.5	65	76.15	3.8
A4-Edgefeature Quality	47.5	60	79.17	4.0
A5-Floorscape Quality	43	65	66.15	3.3
A6-Legibility	47.5	65	73.08	3.7
A7-Sense of Threat	44.5	65	68.46	3.4
A8-Personal Safety: Traffic	46.5	60	77.50	3.9
A9-Planting: Public	4	5	80.00	4.0
A10-Vitality	37	65	56.92	2.8
A11- Appropriate Resting Places	34.5	60	57.50	2.9
A12-Signage	39.5	50	79.00	4.0
A13-Street Furniture Quality	39.5	60	65.83	3.3
A14-Traffic Flow. Appropriateness	46.5	60	77.50	3.9
SUM A	571	810	70.49	3.5

B. Private Space in View				
	Score	Out of	%	Out of 5
B15-Advertising, In keeping	7.5	15	50.00	2.5
B16-Dereliction, Absence of	46	55	83.64	4.2
B17-Detailing, Maintenance	44	55	80.00	4.0
B18-Facade Quality	39	55	70.91	3.5
B19-Planting: Private	34.5	45	76.67	3.8
SUM B	171	225	76.00	3.8

C. Heritage in View				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	47	60	78.33	3.9
C21-Historic Reference Seen	32.5	60	54.17	2.7
C22-Nomenclature/Place Reference	34	65	52.31	2.6
C23-Quality of Conservation Work	42	55	76.36	3.8
C24-Quality of New Development	14.5	25	58.00	2.9
C25-Historic Features, Maintained	46	55	83.64	4.2
SUM C	216	320	67.50	3.4

Impression Score				
Aggregate Score	958	1355	70.70	3.5

Weather: Overcast

Views: 13

Heritage Conservation District Townscape Summary

Name of District: Thornhill-Vaughan

Date: March 27, 2009

A. Streetscape Quality				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	38.5	55	70.00	3.5
A2-Cleanliness	30.5	55	55.45	2.8
A3-Coherence	33.5	55	60.91	3.0
A4-Edgefeature Quality	33	55	60.00	3.0
A5-Floorscape Quality	33	55	60.00	3.0
A6-Legibility	36.5	55	66.36	3.3
A7-Sense of Threat	30	55	54.55	2.7
A8-Personal Safety: Traffic	29.5	55	53.64	2.7
A9-Planting: Public	22.5	30	75.00	3.8
A10-Vitality	34	55	61.82	3.1
A11- Appropriate Resting Places	29.5	55	53.64	2.7
A12-Signage	25	35	71.43	3.6
A13-Street Furniture Quality	29	50	58.00	2.9
A14-Traffic Flow. Appropriateness	28.5	55	51.82	2.6
SUM A	433	720	60.14	3.0

B. Private Space in View				
	Score	Out of	%	Out of 5
B15-Advertising, In keeping	14	30	46.67	2.3
B16-Dereliction, Absence of	40	50	80.00	4.0
B17-Detailing, Maintenance	38	50	76.00	3.8
B18-Facade Quality	32.5	50	65.00	3.3
B19-Planting: Private	23.5	30	78.33	3.9
SUM B	148	210	70.48	3.5

C. Heritage in View				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	26.5	45	58.89	2.9
C21-Historic Reference Seen	17.5	50	35.00	1.8
C22-Nomenclature/Place Reference	20.5	50	41.00	2.1
C23-Quality of Conservation Work	25	45	55.56	2.8
C24-Quality of New Development	13.5	30	n/a	n/a
C25-Historic Features, Maintained	27	45	60.00	3.0
SUM C	130	265	49.06	2.5

Impression Score				
Aggregate Score	711	1195	59.498	3.0

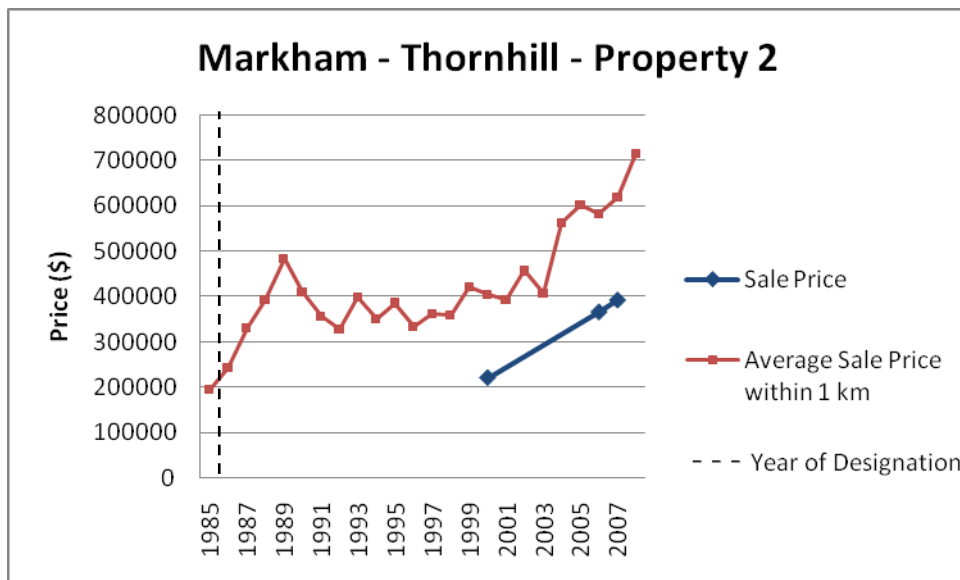
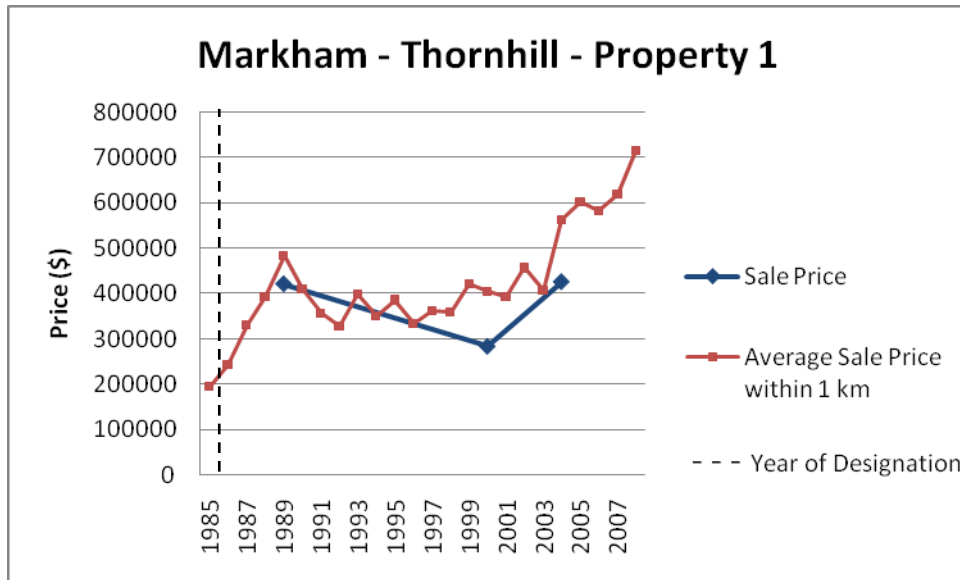
Weather: Sunny

Views: 11

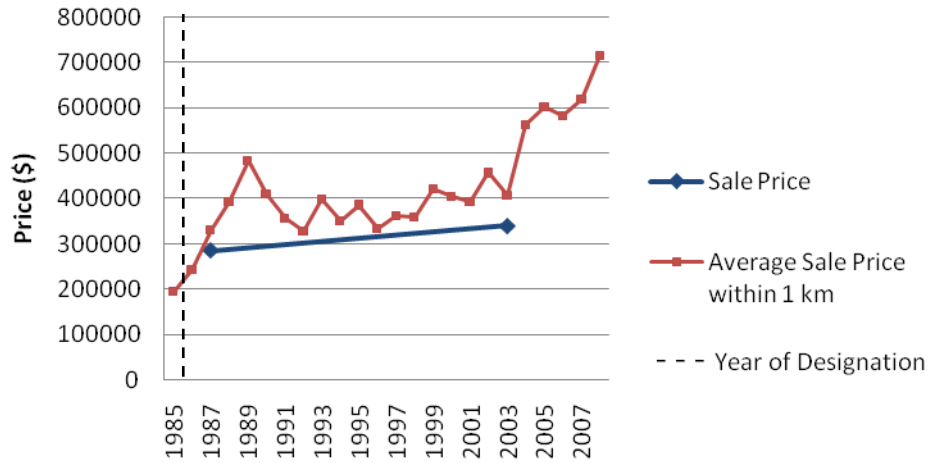
Appendix F

Real Estate Data

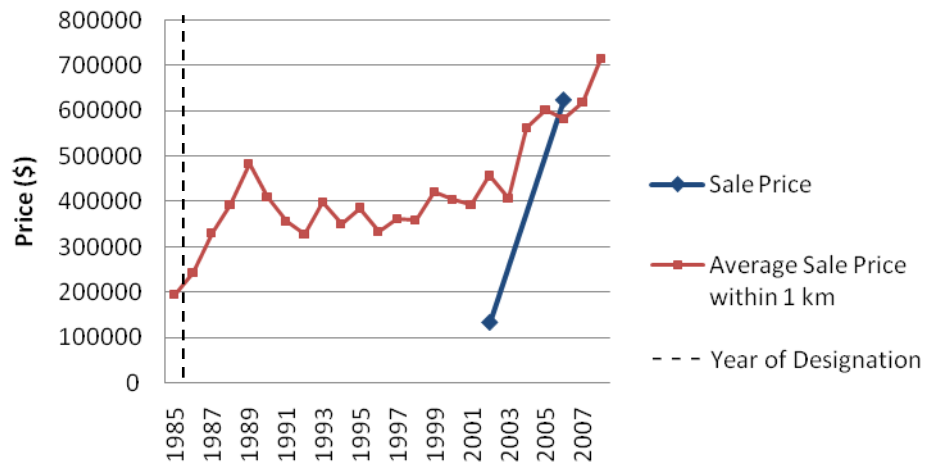
Thornhill- Markham



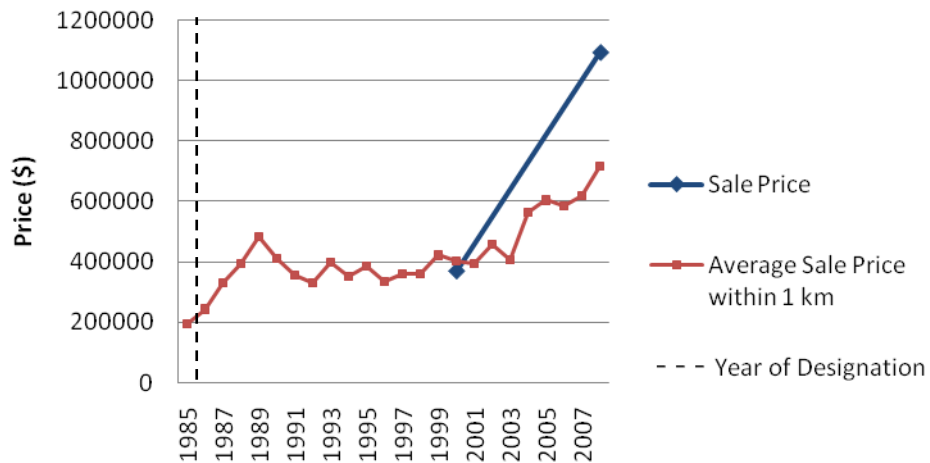
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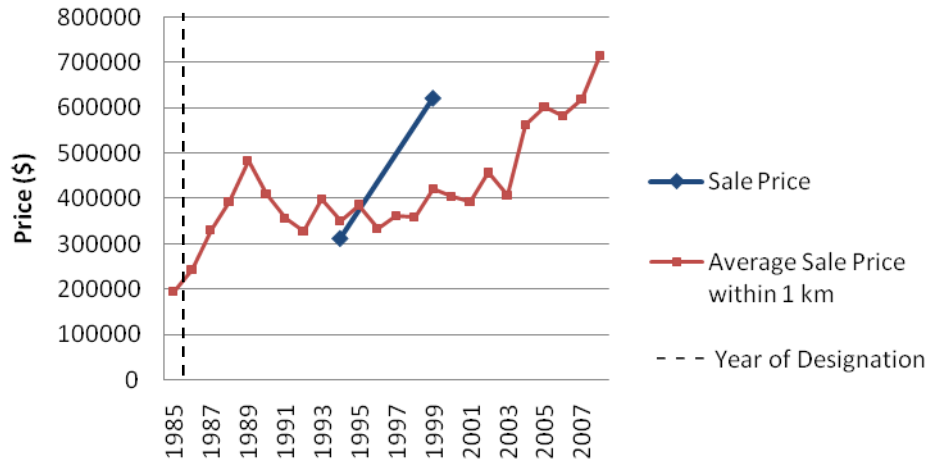
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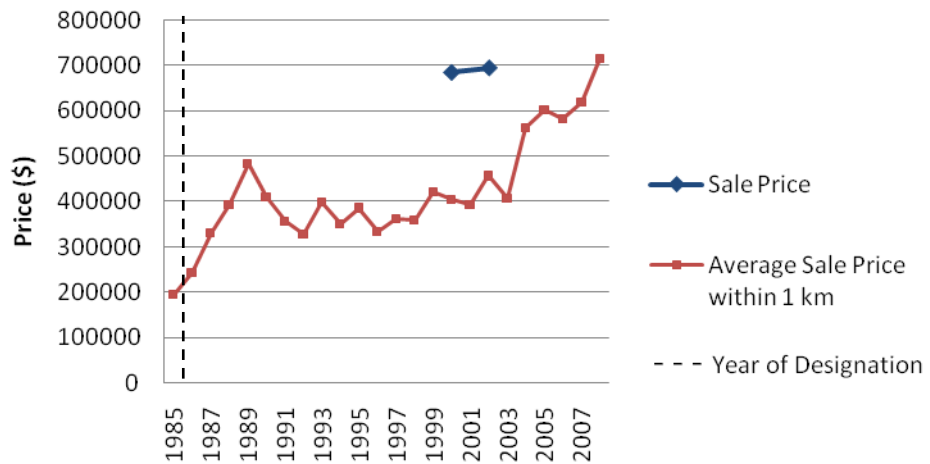
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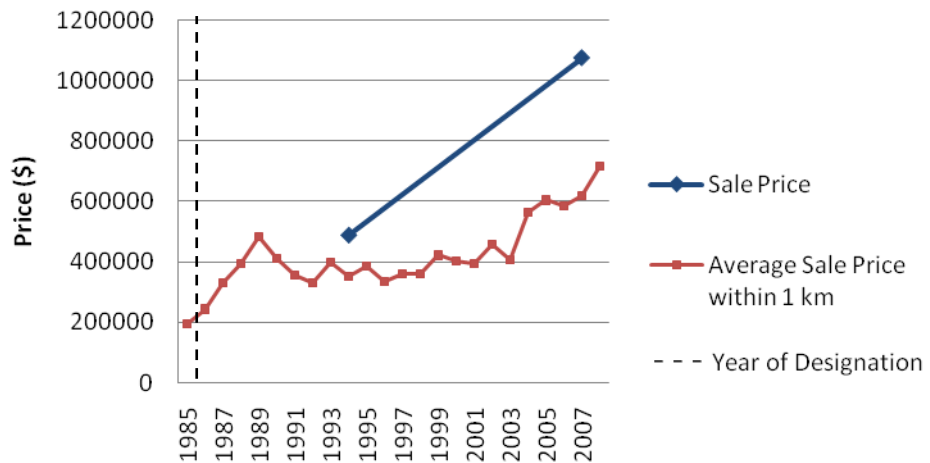
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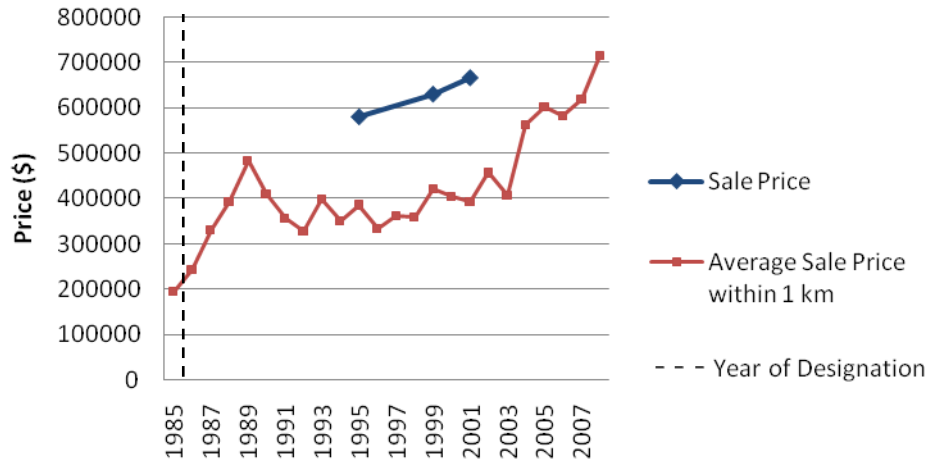
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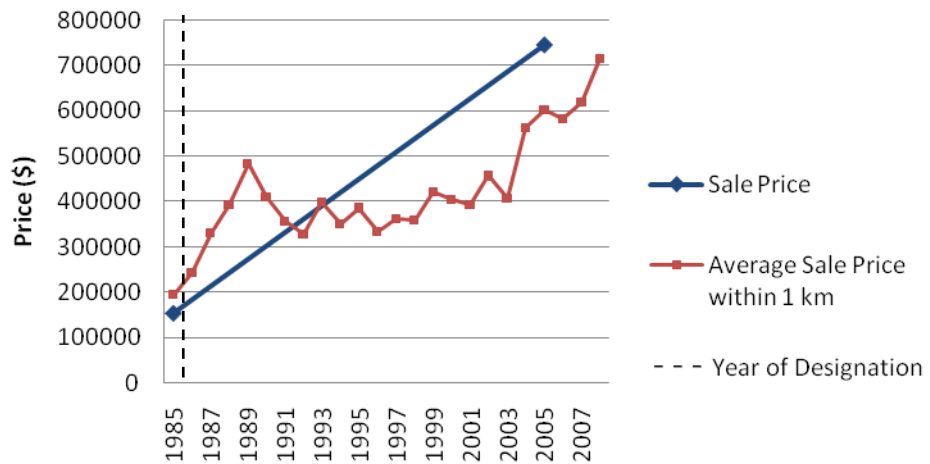
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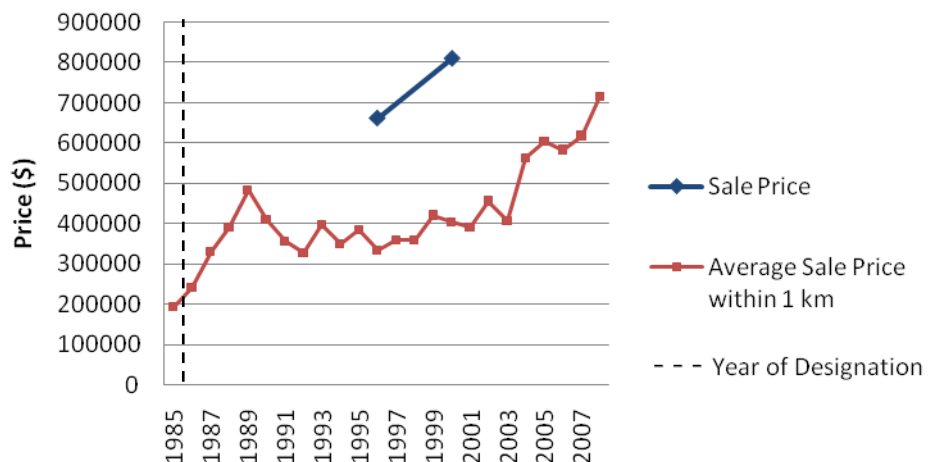
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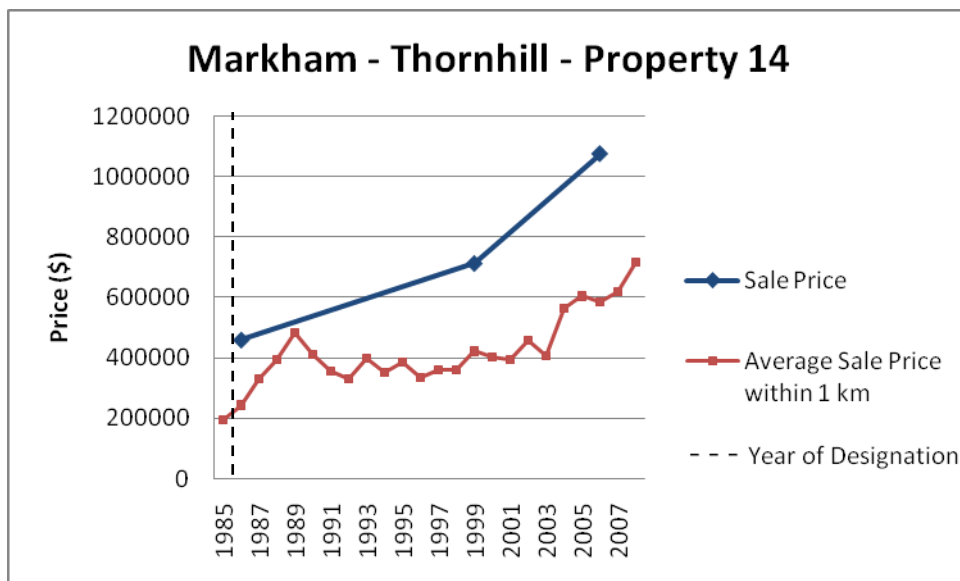
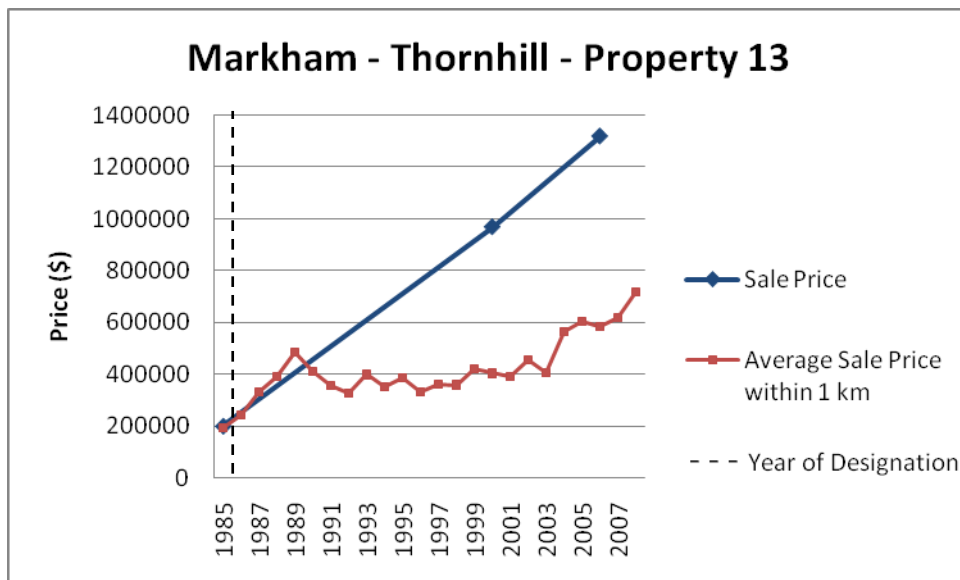
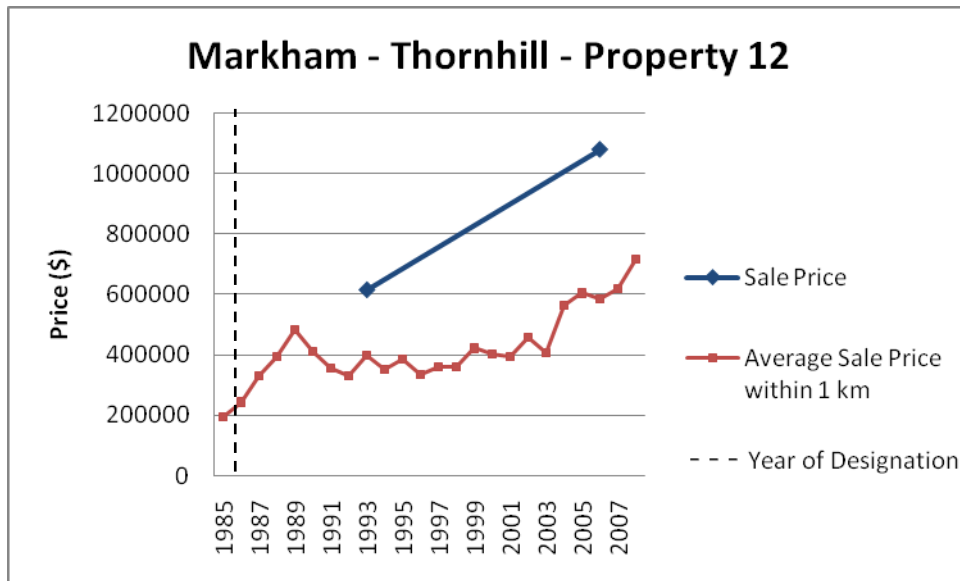


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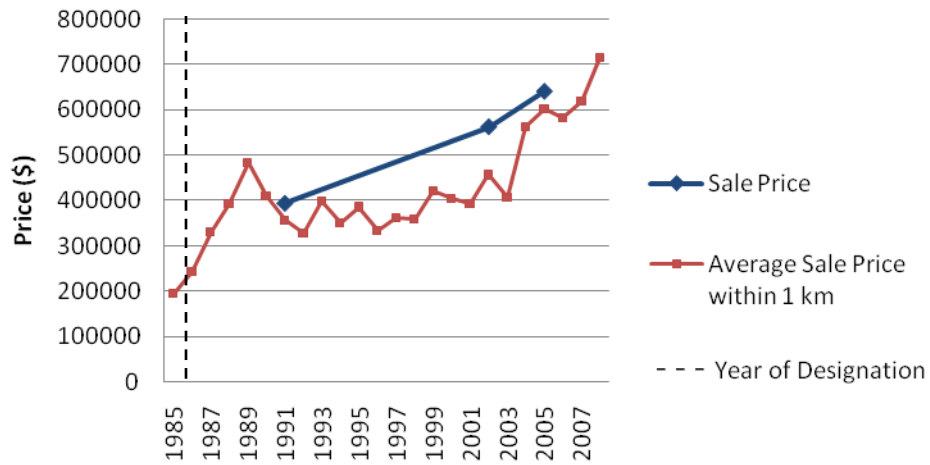


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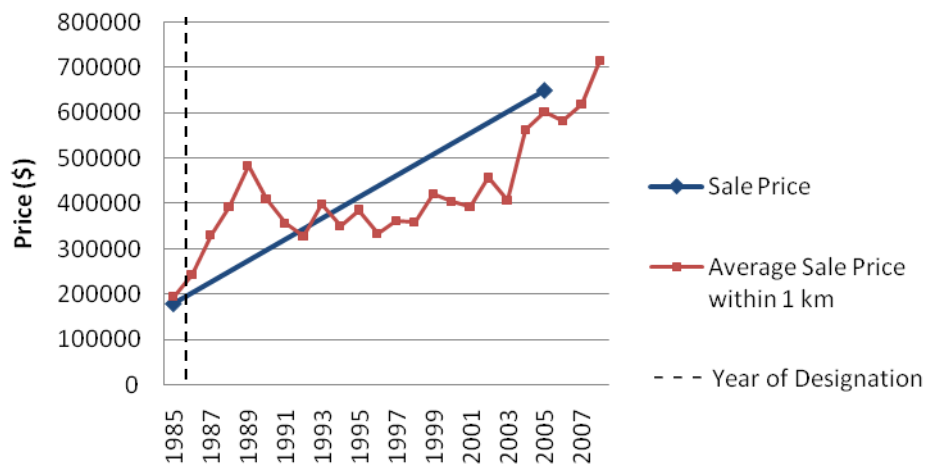




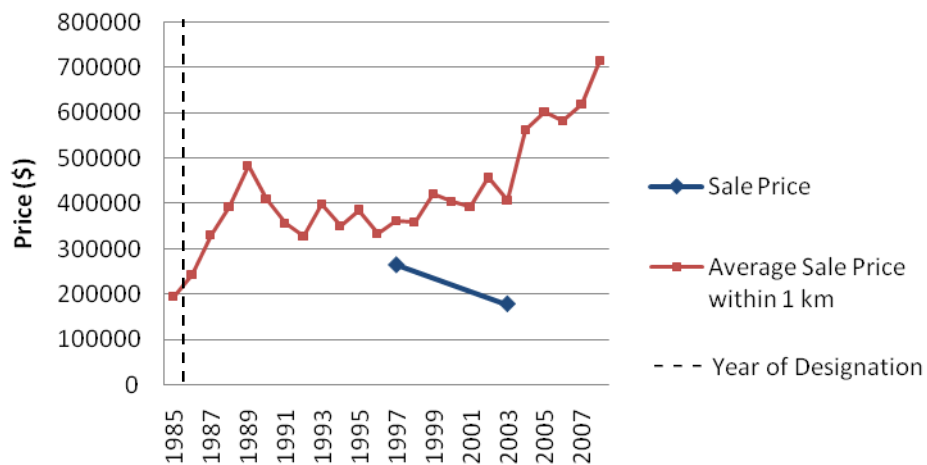
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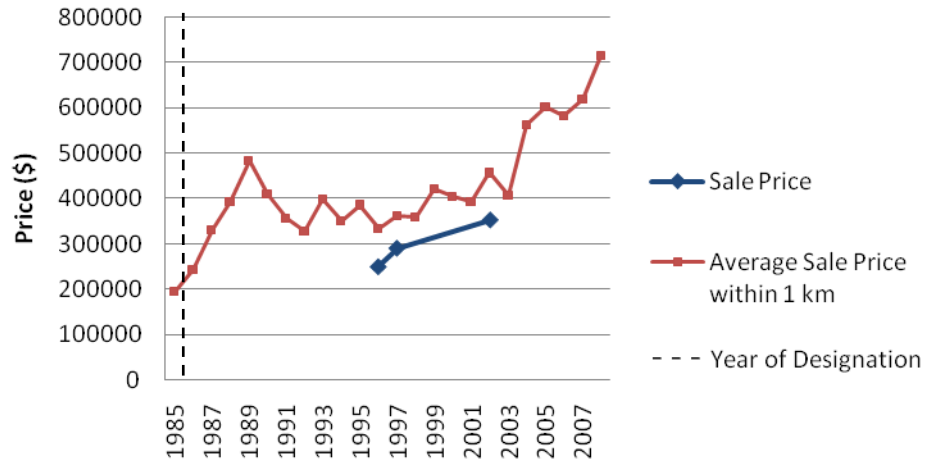
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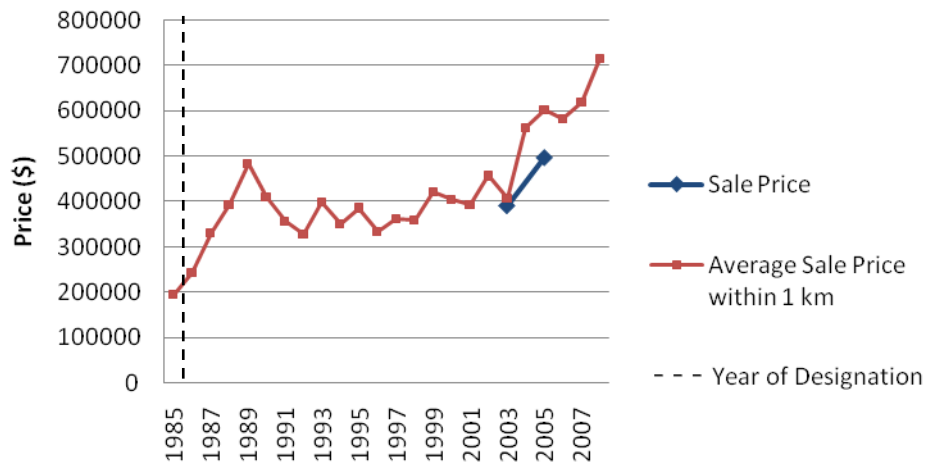
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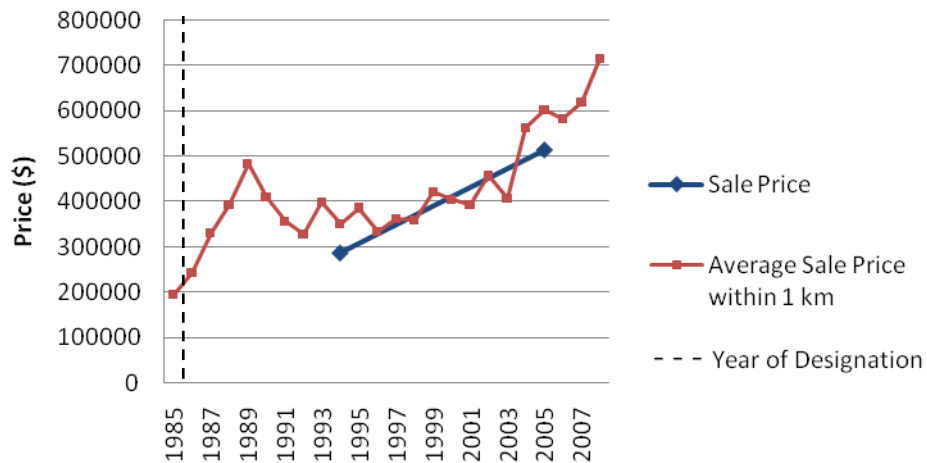
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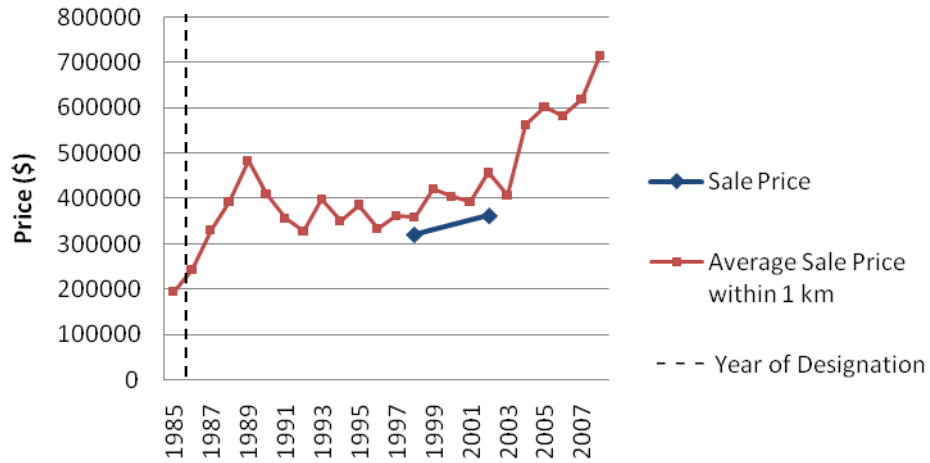
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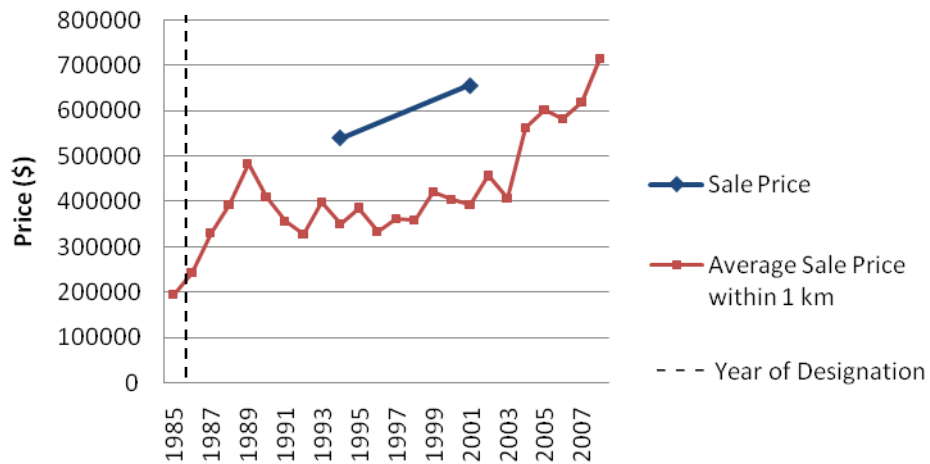
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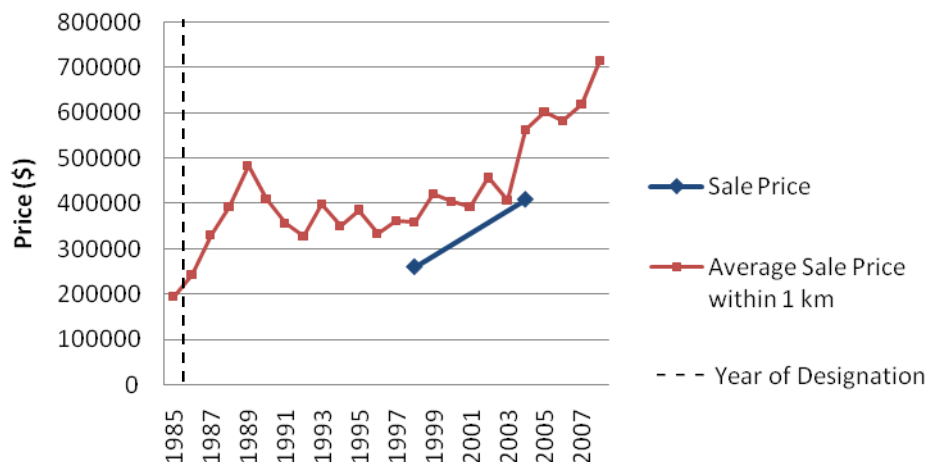
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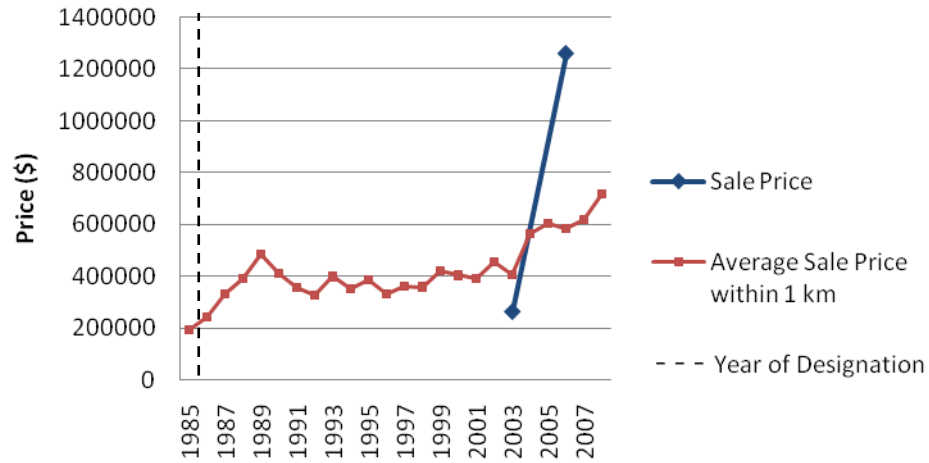
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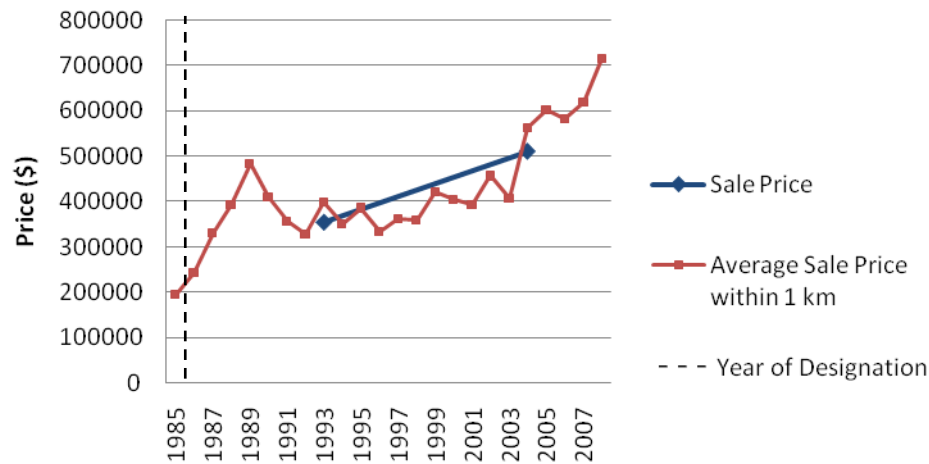
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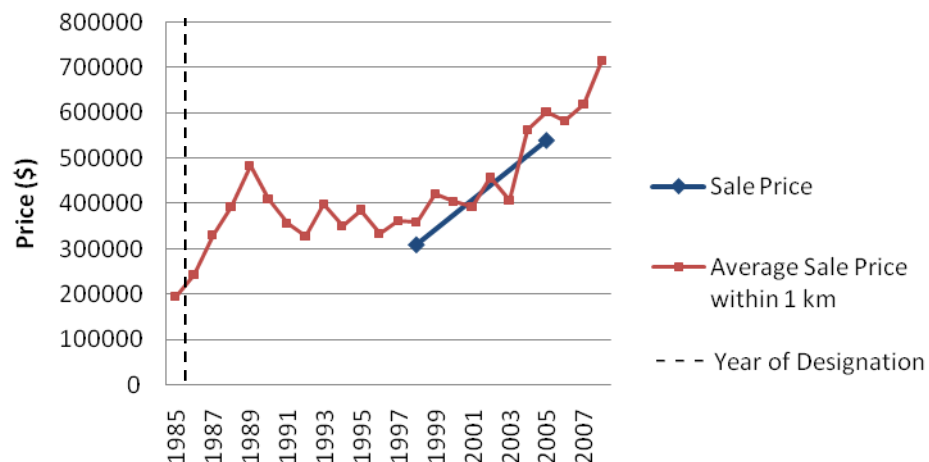
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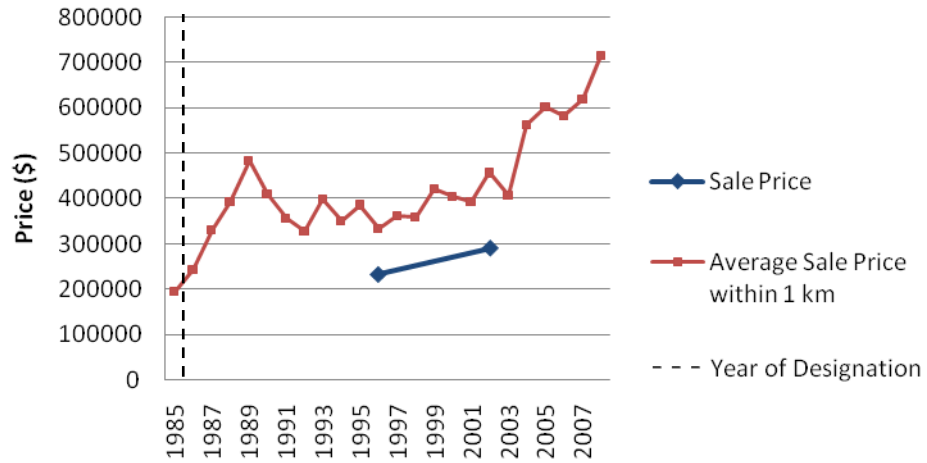
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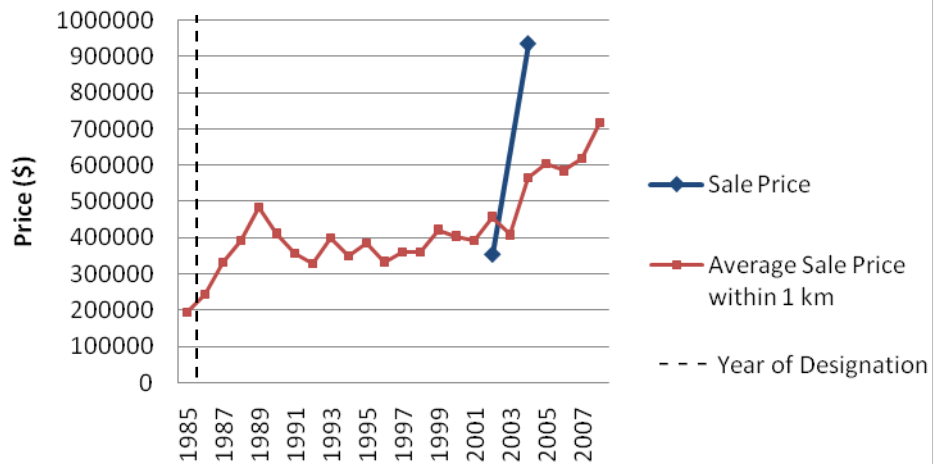
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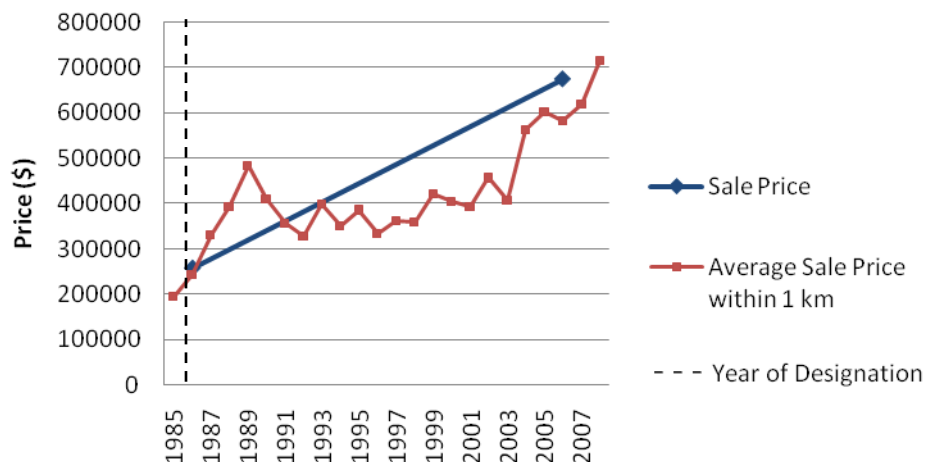
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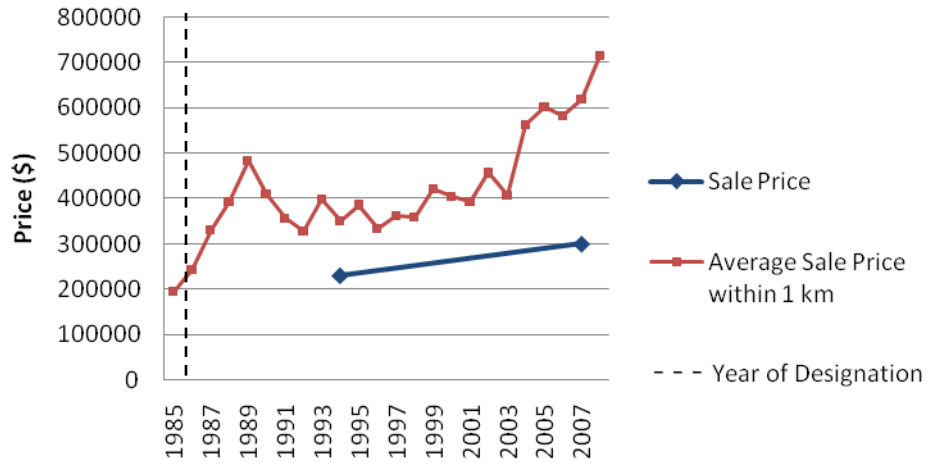
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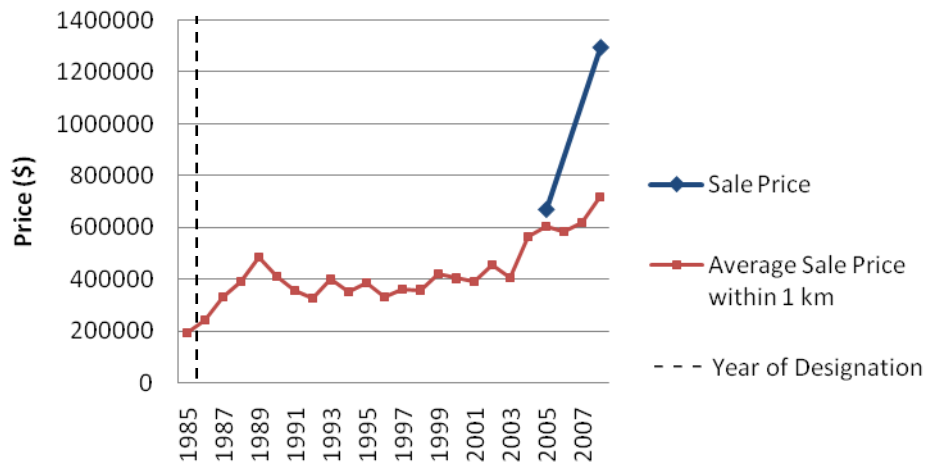
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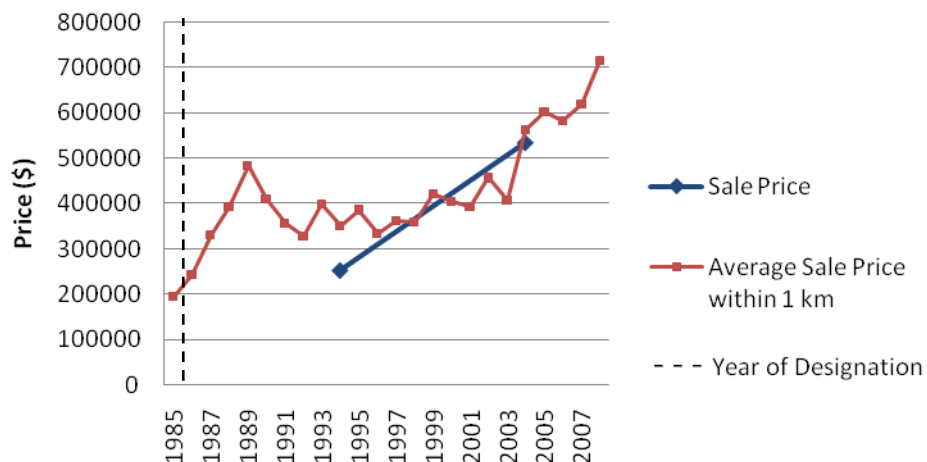
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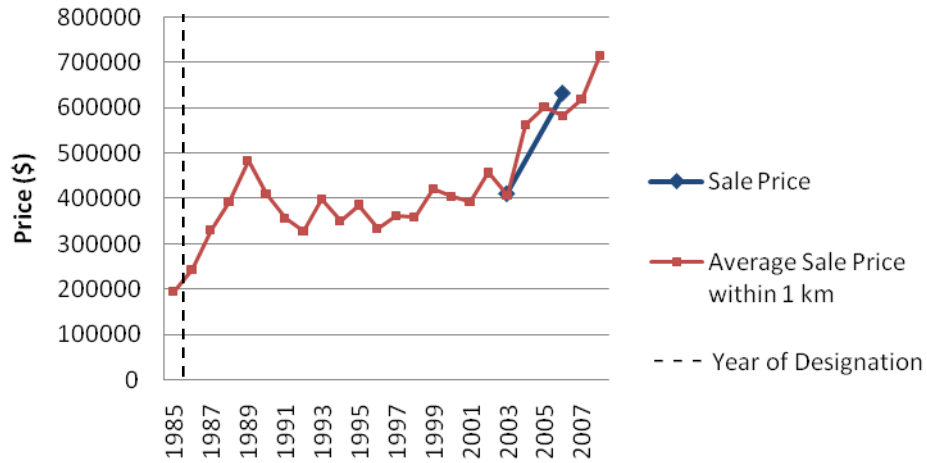
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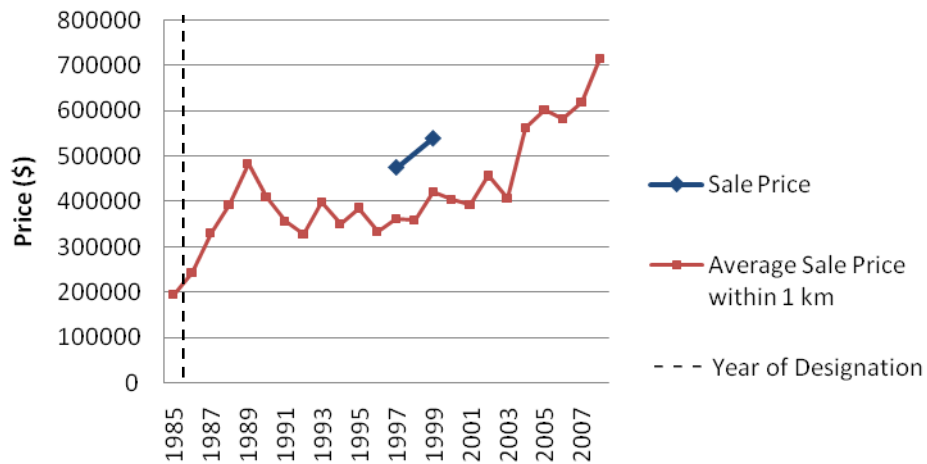
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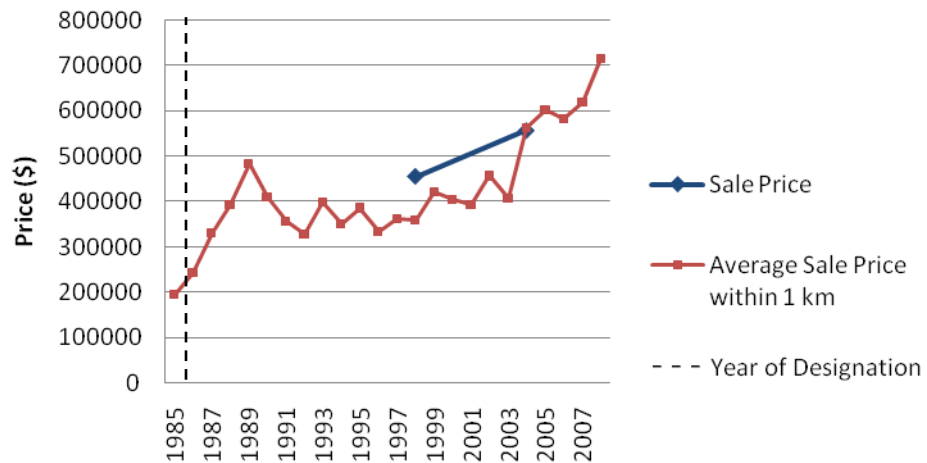
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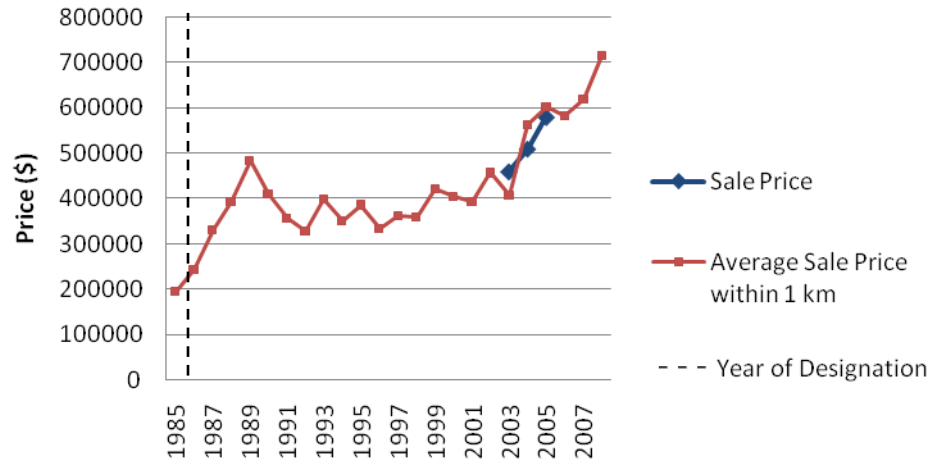
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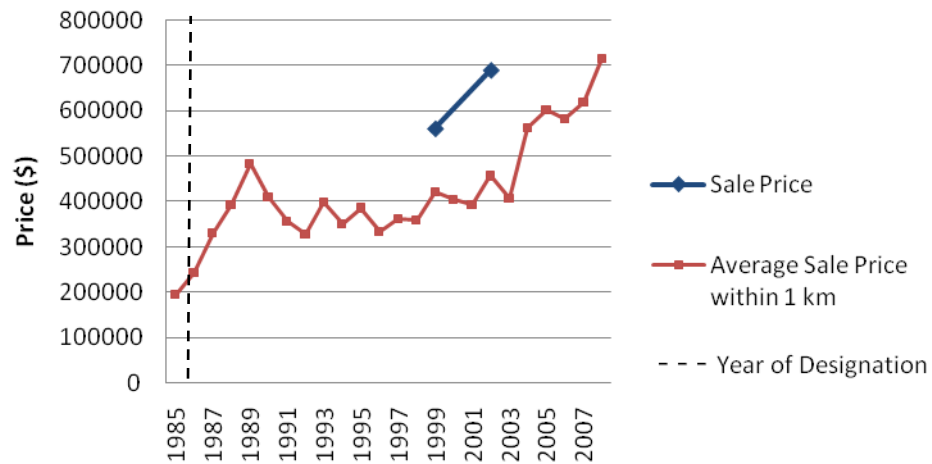
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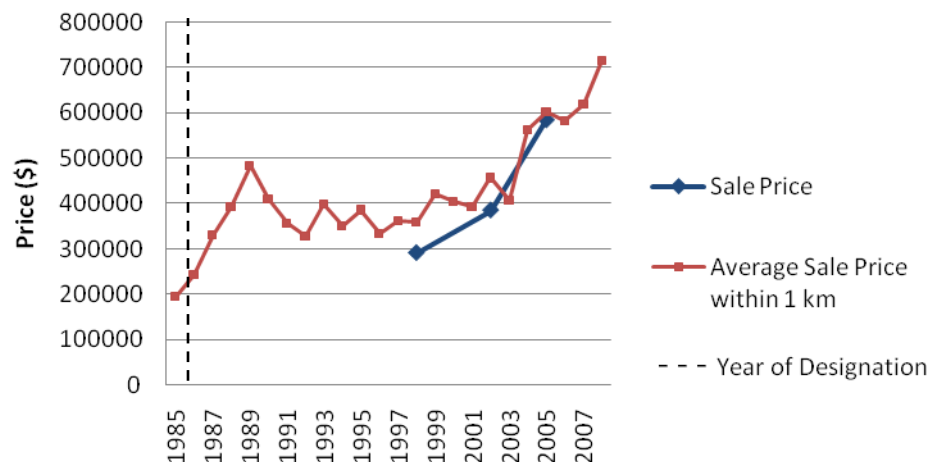
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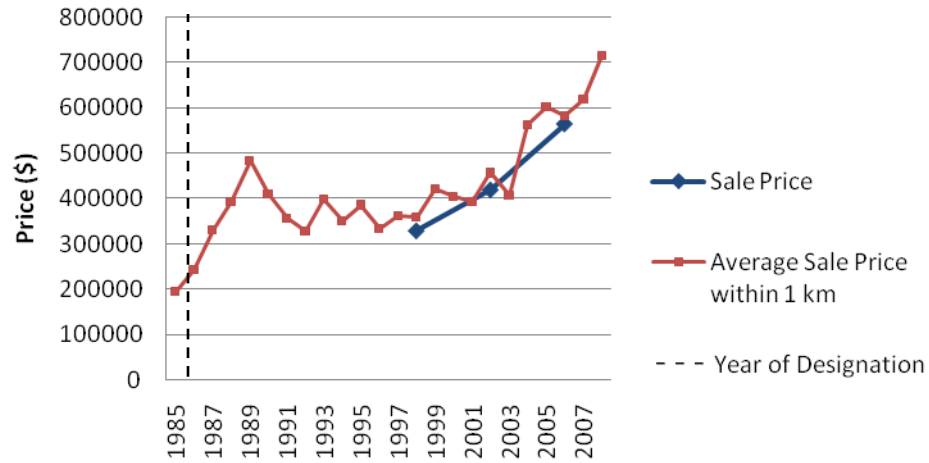
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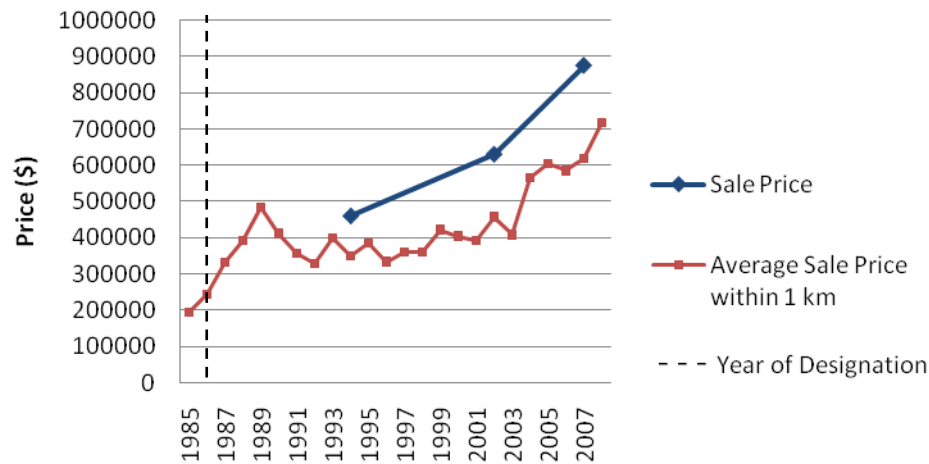
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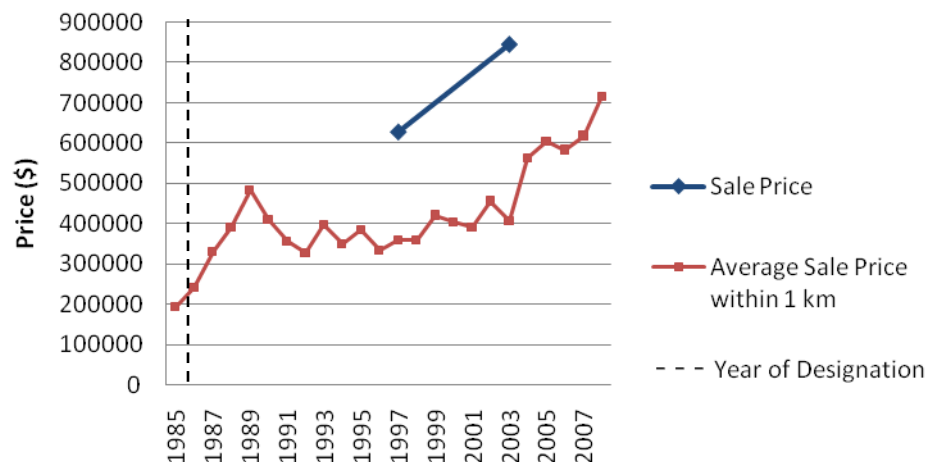
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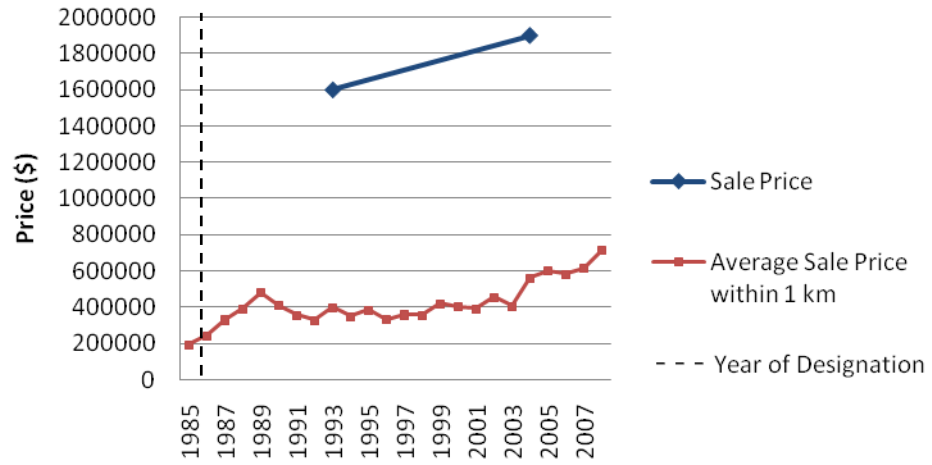
Markham - Thornhill - Property 40



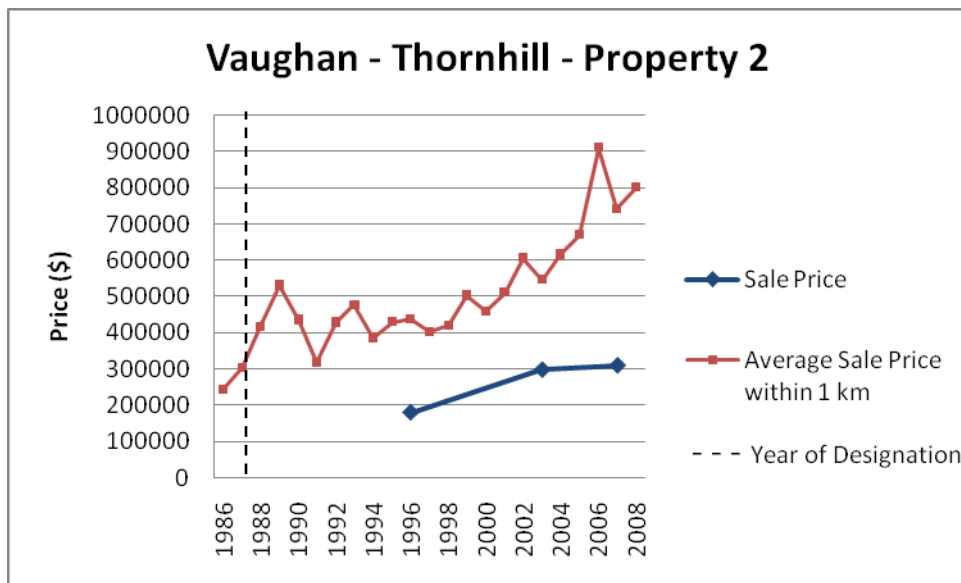
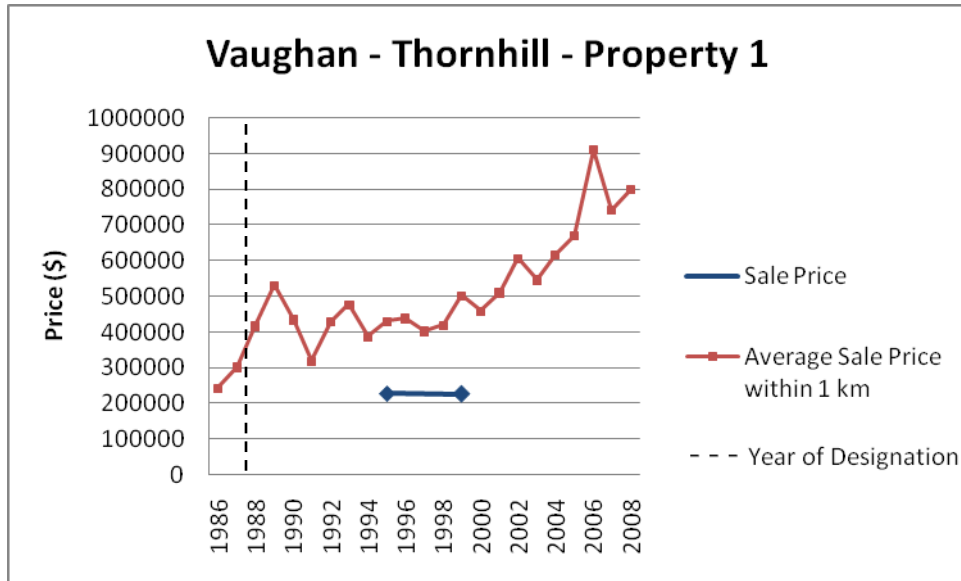
Markham - Thornhill - Property 41



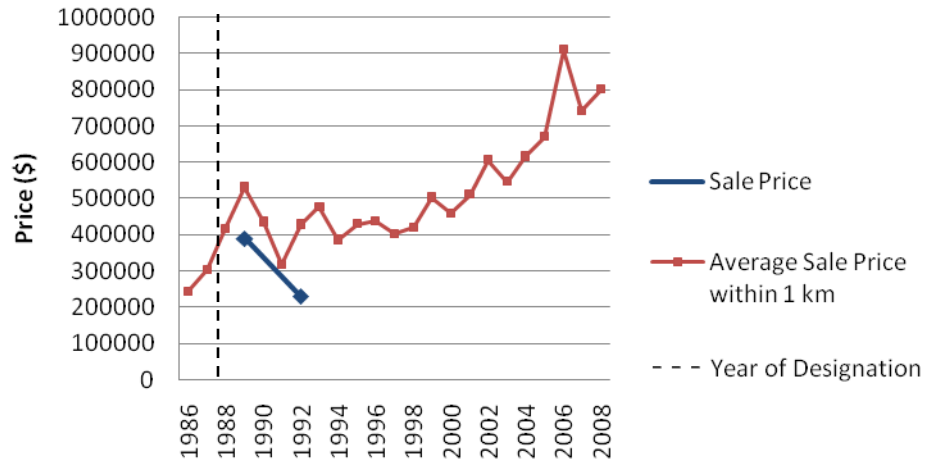
Markham - Thornhill - Property 42



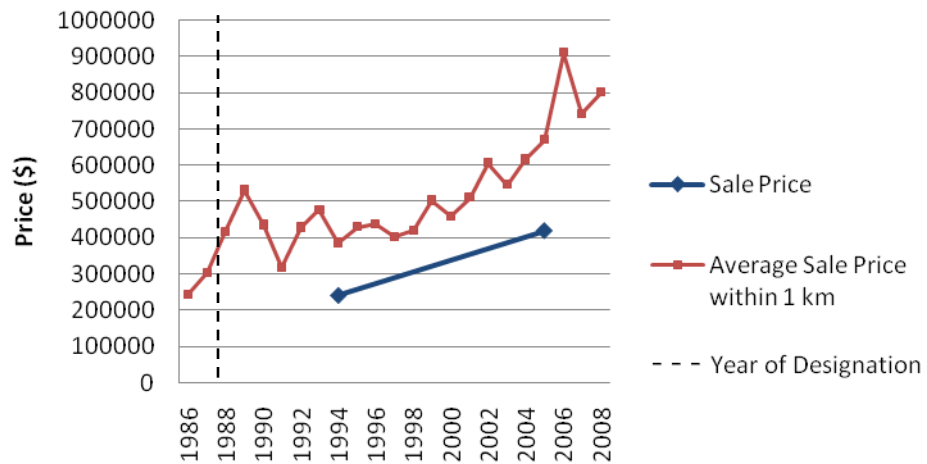
Thornhill- Vaughan



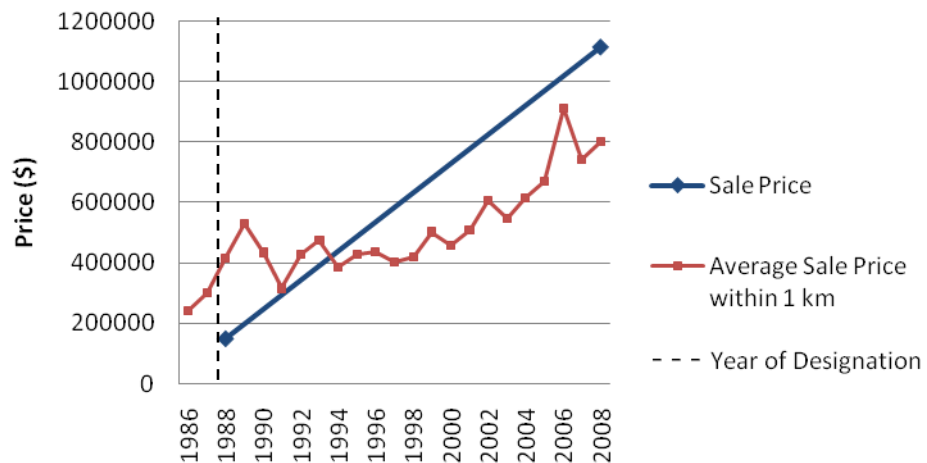
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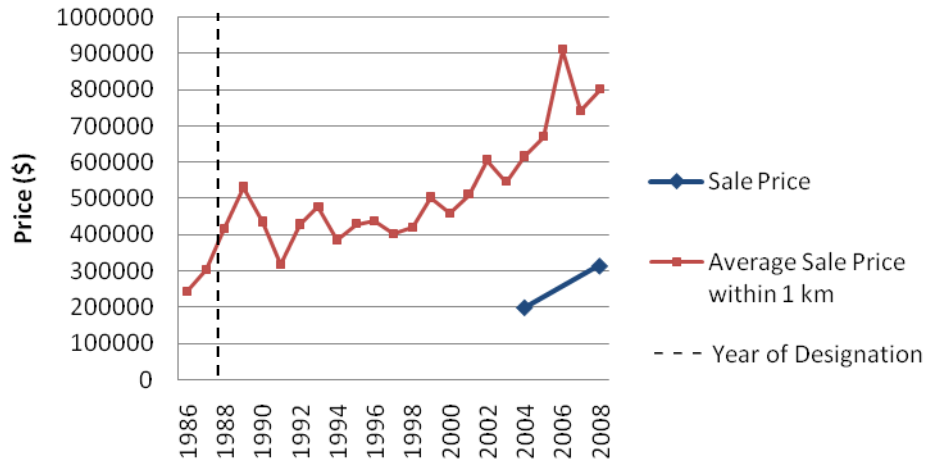
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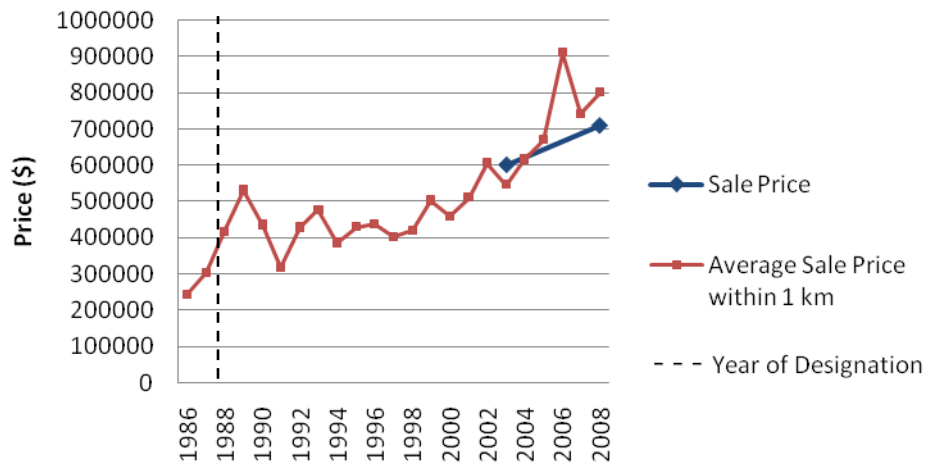
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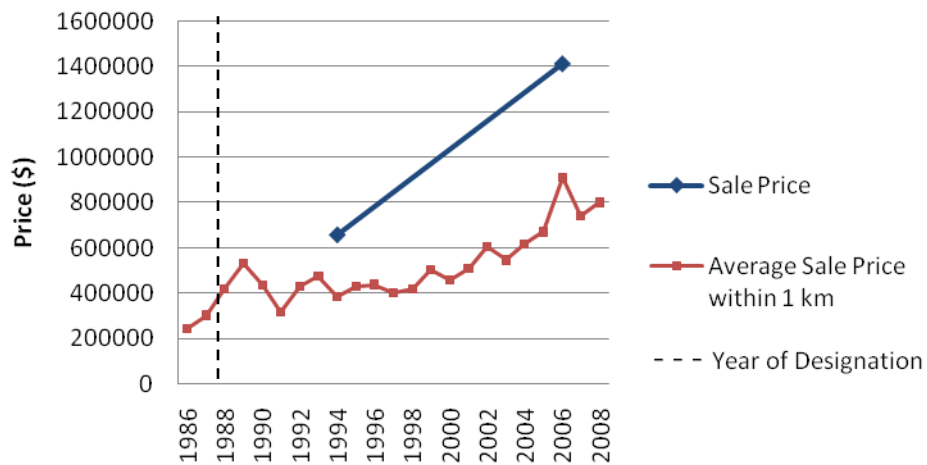
Vaughan - Thornhill - Property 6



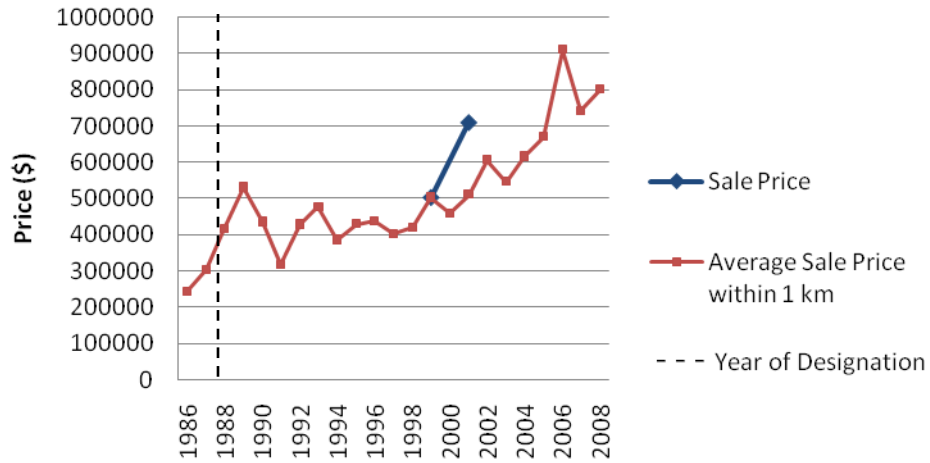
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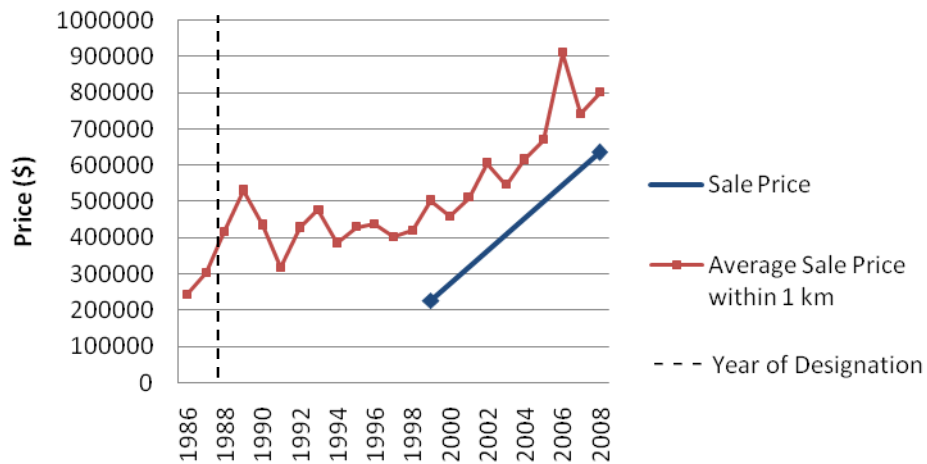
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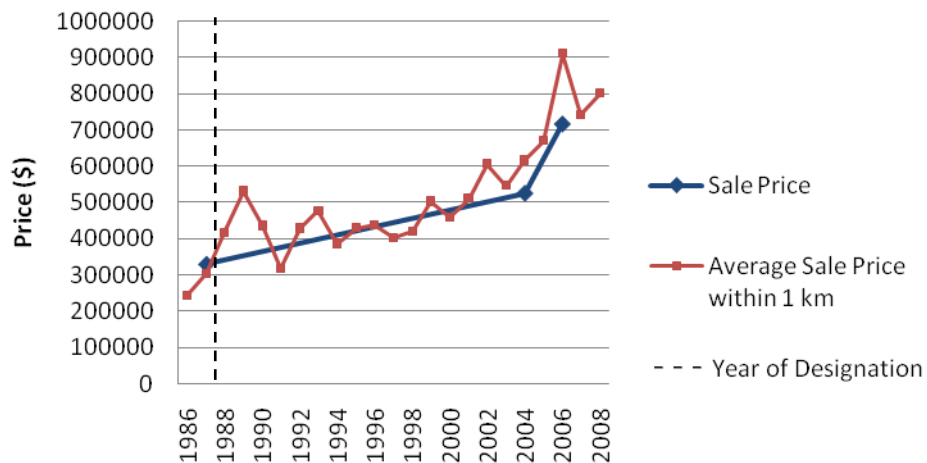
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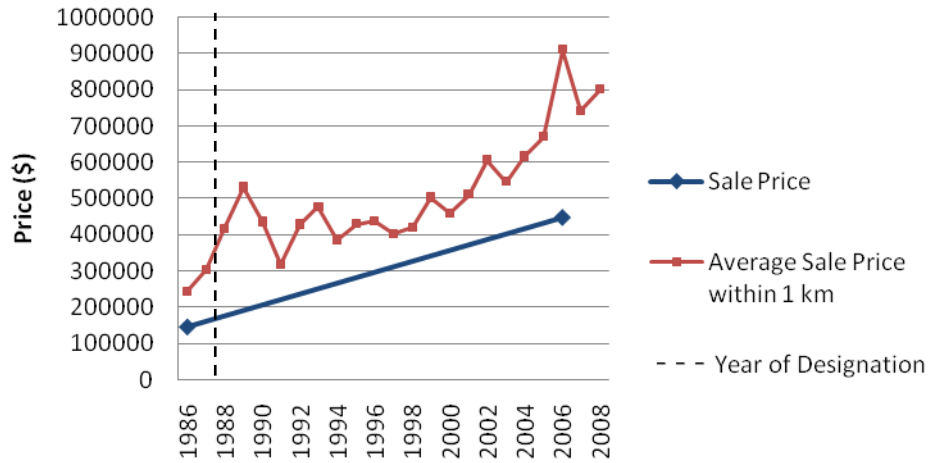
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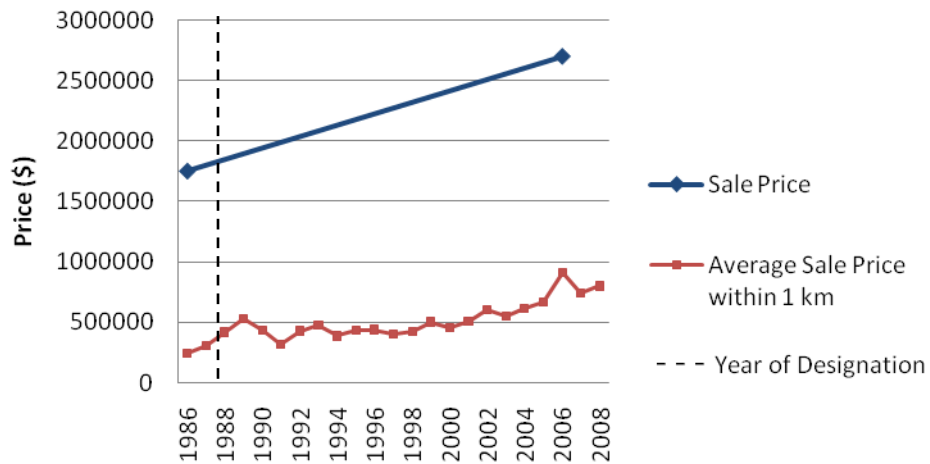
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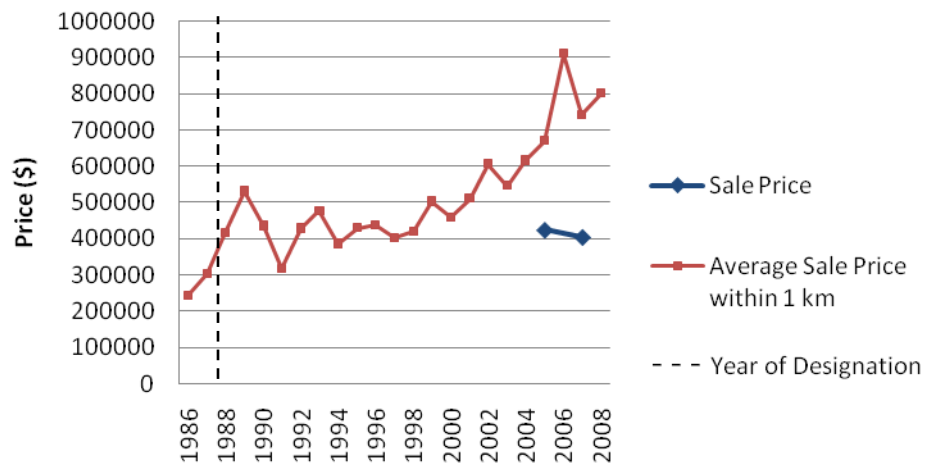
Vaughan - Thornhill - Property 12



Vaughan - Thornhill - Property 13



Vaughan - Thornhill - Property 14



Appendix G

Summary of Key Stakeholder Interviews

Heritage Conservation District Name: Thornhill Heritage Conservation District
 Month(s) of Interviews: December 2008, January 2009, February 2009, April 2009
 Number of People Interviewed: 4

Question	Summary of Answer
1. How are you involved in the HCD?	<ul style="list-style-type: none"> • Served on Heritage Markham (2) • Now is a part of the organization SPOT (1) • Hired by Vaughan and Markham to do HCD Study (1) • Staff Liaison (1)
2. How did they HCD come about?	<ul style="list-style-type: none"> • Movement by people and it was supported by council (4) • Few had been formed prior (2) • Started early- began to plaque houses first around the centennial year (1) • 1970s women in the area wanted to protect the area and she got other people involved (1) • Markham is dedicated to heritage issues, and Vaughan is not(1) • Group formed to try and lobby for less stringent heritage controls (1) <ul style="list-style-type: none"> - Were successful because when the plan was redone the property classifications were changed in the interest of compromise - Resulted in a weaker plan
3. In your opinion how has the HCD designation been accepted?	<ul style="list-style-type: none"> • Fairly well- not 100% support , when it was formed there was 95% support (2) • Over the years people have become greedier and want more money for their homes (2) • New comers just need to be more educated on the guidelines (1) • Residences are still keen and supportive (1) • Rewritten both plans within the last year – same people showed up to meetings (1) • Municipalities supportive • Processes working well due to clear HCD plans and a culture of conservation within the city staff and politicians (1)
4. In your experience what are the HCD management processes in place and how do they work?	<ul style="list-style-type: none"> • Heritage Markham- works well overall (2) • Not local people making decisions (1) • Guidelines (4)
5. In your experience what is the process for applications for alterations?	<ul style="list-style-type: none"> • If it is in line with the guidelines it will be approved right away (3) • Two main processes for applications (4) <ol style="list-style-type: none"> 1) Heritage permits – for exterior alterations that do not require a building permit <ul style="list-style-type: none"> e.g. doors and painting 2) Development applications process – for exterior alterations that require a building permit e.g. additions <ul style="list-style-type: none"> - get site plan approval with detailed plans - site plan agreement is registered on title • Other process include minor building permits (1)
6. Is there a communication process set up for the HCD?	<ul style="list-style-type: none"> • Local resident group (1) • Society for the Preservation of Old Thornhill (1) • Easily talk to Heritage Markham (1) • Anyone can attend a LACAC meeting (1)

	<ul style="list-style-type: none"> • Nothing put in place to stop you from finding information out (1) • Can also find information at the local library (1) • There are three ways of communication (1) <ul style="list-style-type: none"> 1) Website which is comprehensive 2) Newsletter “Heritage District News” – reminds people they are in the district <ul style="list-style-type: none"> - Where to find more information - Information of interest (e.g. heritage landscaping and historic hardware) - Highlights development in the area 3) Staff- answer questions on the phone or at the counter daily • Street signage indicated the HCD as well as entrance signage (2)
<p>7. In your opinion, what are the issues that are unique to the HCD and how have they been managed?</p>	<ul style="list-style-type: none"> • Different types of architecture than other parts of Markham- mostly wood (1) • What makes this district unique- it is on the border of Toronto (1) • Divided between two municipalities (2) <ul style="list-style-type: none"> - Shared guidelines (almost identical) - Have different ways of enforcing the guidelines • Yonge Street – arterial road which is disruptive to the look of the HCDs (1) <ul style="list-style-type: none"> - guidelines try and stitch back together • Two major development areas (1) <ul style="list-style-type: none"> - Vaughan – 15 storey retirement home (going to OMB) - Markham – Old Post Office (going to the OMB) • Has become desirable to live in Thornhill, has affected property values and has increase the size of the homes (1) • Recently a streetscape study was done for Yonge Street (1) <ul style="list-style-type: none"> - Above ground rapid transit proposed - Would split the HCD on Yonge Street - Suggested to put the transit underground for the ¼ mile of the HCDs • Presence of Yonge Street on west side results in development pressure (3) • A large part of the HCD is included for its contextual value and there are no heritage resources – hard to defend and protect (1)
<p>8. What are similar non designated areas?</p>	<ul style="list-style-type: none"> • Richmond Hill- no district (2) • In Markham they have many and are not looking for another one (1) • Old Markham and Unionville (1)
<p>9. Other comments</p>	<ul style="list-style-type: none"> • Moved a lot of properties in Markham (1) • Community is changing- new comers are not being open to the idea of heritage (2) • Do not think it will get any easier, there is a lack of appreciation (1) • HCD Plan is not meant to freeze area in time it is a “development document” (1) • When guidelines were first written there were only three HCDs in the Province (1) • How do you accommodate intensification? (1)

Appendix H

Requests for Alterations

Thornhill – Markham Alteration Requests

Date Submitted	Date Approved	Time Frame (Weeks)	Type
June 28, 1993	July 19, 1993	3	Shingle roof
May 9, 1994	May 9, 1994	0	Shingle roof
May 13, 1994	June 8, 1994	3	Replacing windows
September 19, 1994	September 20, 1994	0	Painting
October 4, 1994	October 12, 1994	1	Erect fence
December 21, 1994	January 11, 1995	3	Painting
December 21, 1994	January 11, 1995	3	Unknown
January 9, 1995	January 9, 1995	0	Remove window on north side of building
April 24, 1995	April 24, 1995	0	Lighting by front door
June 5, 1995	June 7, 1995	0	Painting
August 1, 1995	August 2, 1995	0	Replace shingles
October 3, 1995	October 4, 1995	0	Pave driveway
May 8, 1996	May 8, 1996	0	Shingles on shed, add shutters, add fence
May 14, 1996	May 14, 1996	0	Fencing
May 16, 1996	May 16, 1996	0	Painting
June 6, 1996	September 3, 1996	13	Fencing
June 12, 1996	June 12, 1996	0	Replace windows
June 17, 1996	June 17, 1996	0	Shingles replacement
July 23, 1996	unknown	Unknown	Fencing
July 23, 1996	unknown	Unknown	Fencing
July 26, 1996	August 14, 1996	3	Roof repairs and new windows
August 9, 1996	August 14, 1996	1	Paint gazebo white
November 5, 1996	November 5, 1996	0	Storage shed
September 23, 1997	September 24, 1997	0	Install clapboard on front of house, repair front porch
March 17, 1999	unknown	Unknown	Install new windows
March 26, 1999	unknown	Unknown	Remove siding, install vinyl siding
July 22, 1999	unknown	Unknown	New windows, siding, shingles
October 13, 1999	unknown	Unknown	Repair fence
September 11, 2000	December 11, 2000	12	Replace chain link fence with picket fence
September 20, 2000	unknown	Unknown	Repair fence
December 6, 2000	December 13, 2000	1	Repair roof and reshingle
April 25, 2001	April 25, 2001	0	Paint front door
May 1, 2001	May 9, 2001	1	Replace culverts
March 6, 2003	unknown	Unknown	New front door
April 14, 2003	April 14, 2003	0	New front door
May 21, 2003	May 29, 2003	1	Repair porch steps, clapboard and hand railing
May 26, 2003	May 30, 2003	0	Driveway paving
May 28, 2003	May 29, 2003	0	Replace chain link fence with wood

September 2, 2003	July 9, 2003 (work done, permit required)		New picket fence
October 30, 2003	November 20, 2003	4	Replace entry door with a new Victorian door
March 5, 2004	March 10, 2004	1	Wrought iron fence
March 8, 2004	March 10, 2004	0	Addition of rear door and patio
March 26, 2004	March 31, 2004	1	Remove shed
March 29, 2004	March 31, 2004	0	Replace shingle and replace eaves troughs
April 8, 2004	May 12, 2004	5	Clad house with stone
May 5, 2004	May 14, 2004	1	Paint exterior
May 19, 2004	May 19, 2004	0	Painting doors and shutters
June 30, 2004	June 30, 2004	0	Replace sign
September 6, 2005	unknown	Unknown	Repaint the trim and doors
October 4, 2005	October 11, 2005	1	Replacing existing garage doors
October 11, 2005	October 24, 2005	4	Repair porch, front walkway and asphalt driveway
March 20, 2006	March 23, 2006	0	New fence
March 25, 2006	April 28, 2006	5	Replace entry door
April 11, 2006	May 12, 2006	4	Build picket fence
April 17, 2006	April 27, 2006	1	Replace vinyl with wood shutters and paint
April 17, 2006	April 27, 2006	1	Replace doors and window on back of house
May 2, 2006	May 2, 2006	0	Replace windows
May 3, 2006	May 6, 2006	0	Repair front walkway and driveway
May 9, 2006	May 15, 2006	1	Painting
May 29, 2006	June 5, 2006	1	Painting doors and shutters
June 1, 2006	June 5, 2006	1	Painting
June 6, 2006	June 8, 2006	0	Replace railing on porch
July 10, 2006	July 12, 2006	0	Replace wood shingles of garage with vinyl
July 16, 2006	July 22, 2006	1	Paint church and manse
August 10, 2006	September 1, 2006	3	Replacing roofing
August 15, 2006	August 21, 2006	1	Unknown
August 25, 2006	September 1, 2006	1	Restoring/reconstructing the front windows
September 18, 2006	September 20, 2006	0	Painting exterior
March 6, 2007	March 9, 2007	0	New roof
April 2, 2007	May 4, 2007	4	Repair chimneys, replace shingles, paint
April 3, 2007	April 16, 2007	2	Replace wooden walkways with brick
June 13, 2007	July 16, 2007	5	Replace bay windows
August 20, 2007	September 20, 2007	4	Fence
August 30, 2007	September 26, 2007	4	Painting and stucco repairs
September 26, 2007	October 3, 2007	1	Replace windows
October 13, 2007	October 18, 2007	1	Rebuild chimney
November 20, 2007	November 22, 2007	0	Install plaque

January 22, 2008	January 29, 2008	1	Install signs
April 3, 2008	April 7, 2008	1	Patch and paint exterior
April 3, 2008	April 7, 2008	1	Replace windows on facade
April 24, 2008	April 25, 2008	0	Painting
February 11, 1999	March 10, 1999	4	Construct new white picket fence
February 12, 2004	February 23, 2004	2	Install pool
February 25 1998	March 10, 1999	2	Stucco
February 8, 2006	February 13, 2006	1	Replace shingles
October 24, 208	November 2, 2007	1	Repair or replace windows
unknown	unknown	Unknown	Siding

