

Heritage Vaughan Committee Report

DATE: Wednesday, July 20, 2022

WARD(S): 3

TITLE: DE-LISTING OF 3911 TESTON ROAD, A PROPERTY INCLUDED
ON THE VAUGHAN HERITAGE INVENTORY AS A LISTED
STRUCTURE OF HERITAGE SIGNIFICANCE ('LSHS')

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek a recommendation from the Heritage Vaughan Committee for the proposed removal of the subject property at 3911 Teston Road (shown in Attachment 1) from the Municipal Registrar as a *Listed Structure of Historical Significance* under Part IV Section 27 of the *Ontario Heritage Act*.

Report Highlights

- Cultural Heritage staff request the removal of the subject property from the Listing of Structure of Architectural and Historical Significance ('LSHS')
- The property previously contained the James Calhoun House, a built heritage feature that was destroyed by fire in March and August, 2011
- The destroyed built resource was the only contributing cultural heritage feature on the property; the property no longer has any cultural heritage value

Recommendations

THAT Heritage Vaughan recommend the approval of the proposed removal of the subject property from City of Vaughan Heritage Inventory as a *Listed Structure of Historical Significance*, under Section 27(1.3) of the *Ontario Heritage Act*.

Background

The subject property is located on the south side of Teston Road, west of Weston Road and is approximately 15 hectares. It has historically contained the James Calhoun House, a c.1840 log cabin included on the City of Vaughan's LSHS Inventory. The surrounding area is primarily rural and consists of farmland, residential buildings, and a tributary of the Humber River. To the south and east are modern suburban residential neighbourhoods.

The supporting CHIA report (see Attachment 2) evaluation determined that without the James Calhoun house, the property no longer retains any cultural heritage value.

Previous Reports/Authority

N/A

Analysis and Options

Today, the site consists of a pile of debris where the log building once stood. There was no indication of the reason for its current state (ie. fire or collapse). To the west of the former house is a large wooden barn with wood siding and corrugated metal gable roof, with a garage entrance on the north side. The barn is in a poor state with large portions of the wood siding removed, missing, or replaced.

Two other buildings on the property are situated on the property's northern edge: a one-and-a-half storey residential building with wooden siding, in an L-shaped plan with a gable roof and a shed dormer in the rear (the style of the building is consistent with a post-Second World War aesthetic, and mapping and aerial photos have confirmed a 1940-1954 construction date); and a two-storey garage with a one-storey addition, located to the northwest of the residence, clad in wood siding, severely damaged above the garage door exposing the wooden structure behind the siding (the style of the building is consistent with a post-Second World War aesthetic, and mapping and aerial photos have confirmed a 1940-1954 construction date).

As the subject property no longer retains its previously identified cultural heritage value, it must be removed from the City of Vaughan's LSHS Inventory. The de-Listing of this property is a request pertaining to proposed improvements involve the widening of Teston Road between Weston Road and Pine Valley Drive from a two-lane road to a four-lane road. The proposed road widening will negatively impact the subject property at 3911 Teston Road through encroachment along the northern edge of the property and the removal of existing vegetation and the garage.

The active development applications are 9T-21V002, OP.21.005, Z.21.008, DA.21.069.

Financial Impact

There are no Financial Impacts associated with this report.

Broader Regional Impacts/Considerations

There are no Regional impacts or considerations for this application.

Conclusion

The built heritage resource at 3911 Teston Road was destroyed through unknown causes between 2012-2013. Despite the destruction, its cultural heritage value has been documented through photos and archaeological fieldwork contained in the supporting CHIA report. However, there are no remaining cultural heritage resources and subsequently the property retains no cultural heritage value.

Cultural Heritage staff support the Heritage Vaughan Committee recommendation to Committee of the Whole that the subject property be removed from the LSHS register, as it no longer maintains the criteria for the Listing as a property of architectural, cultural heritage, or contextual significance.

For more information, please contact: Nick R. Borcescu, Senior Cultural Planner, Development Planning, ext. 8191

Attachments

- Attachment 1 – 3911Teston_Location Map
- Attachment 2 – 3911Teston_2018 CHIA
- Attachment 3 – 3911Teston_site plan
- Attachment 4 – 3911Teston_excerpt from LSHS inventory
- Attachment 5 – 3911Teston_Demolition Clearance application form
- Attachment 6 – 3911Teston_Heritage Listing removal request

Prepared by

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