



**CULTURAL HERITAGE IMPACT
ASSESSMENT: 6666 RUTHERFORD ROAD,
CITY OF VAUGHAN**

Part of Lot 16, Concession 9, Geographic
Township of Vaughan, York County, now the
City of Vaughan, Regional Municipality of
York, Ontario

FINAL REPORT

August 11, 2022

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CULTURAL HERITAGE IMPACT ASSESSMENT: 6666 RUTHERFORD ROAD, CITY OF VAUGHAN

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Executive Summary

Falco Group (the Client) retained Stantec Consulting Ltd. (Stantec) to prepare a Cultural Heritage Impact Assessment (CHIA) for 6666 Rutherford Road (the property) in the City of Vaughan (the City), Regional Municipality of York, Ontario Covering approximately 3.9-hectares, the property is listed on the City's *Listing of Properties of Architectural and Historical Significance* (LSHS) for its two-and-half-storey early 20th century Queen Anne style residence.

The Client intends to demolish the residence and develop a commercial subdivision with a four-storey 93-unit hotel, an eight-storey office building, and a single-storey warehouse. Since the property is listed on the City's LSHS, a CHIA is required in accordance with the City's *Official Plan*.

Following guidelines provided by the Ministry of Tourism, Culture and Sport (MTCS) Info Sheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006a), the City's *Official Plan* and *Guidelines for Cultural Heritage impact Assessments* (the Guidelines) (City of Vaughan 2019), the CHIA identifies the heritage policies applicable to new development, describes the property's geographic and historical context, inventories the property's built and landscape features, and evaluates the property using the criteria prescribed in *Ontario Regulation (O.Reg) 9/06*. Based on this understanding of the property, it considered the assessment of potential impacts of the proposed development and recommends future action.

From the results of the historical research, field investigation, and architectural analysis, Stantec determined that:

- The structure is a two-and-a-half-storey, three-bay Queen Anne style residence with a hipped roof with lower cross gables and an irregular plan. The residence likely dates to circa 1913.

Stantec's subsequent evaluation of the property concluded that:

- The property does not meet the criteria for cultural heritage value or interest (CHVI) prescribed in O. Reg. 9/06.

Stantec therefore recommends that the City:

- Remove, or "de-list", the property from the City's LSHS
- Approve the Client's demolition permit application for the property with no requirement for further cultural heritage investigation or study.

The Executive Summary highlights key points from the report only; for complete information and findings, the reader should examine the complete report.



Project Personnel

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Abbreviations

CAHP	Canadian Association of Heritage Professionals
CHVI	Cultural Heritage Value or Interest
HIA	Heritage Impact Assessment
MA	Master of Arts
MTCS	Ministry of Tourism, Culture, and Sport
OHA	Ontario Heritage Act
O. Reg.	Ontario Regulation
PPS	Provincial Policy Statement



1 Introduction

1.1 Study Purpose

Falco Group (the Client) retained Stantec Consulting Ltd. (Stantec) to prepare a Cultural Heritage Impact Assessment (CHIA) for 6666 Rutherford Road (the property) in the City of Vaughan (the City), Regional Municipality of York, Ontario (Figure 1 and Figure 2). Covering approximately 3.9-hectares, the property is listed on the City's *Listing of Properties of Architectural and Historical Significance* (LSHS) for its two-and-half-storey early 20th century Queen Anne style residence.

The Client intends to demolish the residence and develop a commercial subdivision with a four-storey 93-unit hotel, an eight-storey office building, and a single-storey warehouse. Since the property is listed on the City's LSHS, a CHIA is required in accordance with the City's *Official Plan*.

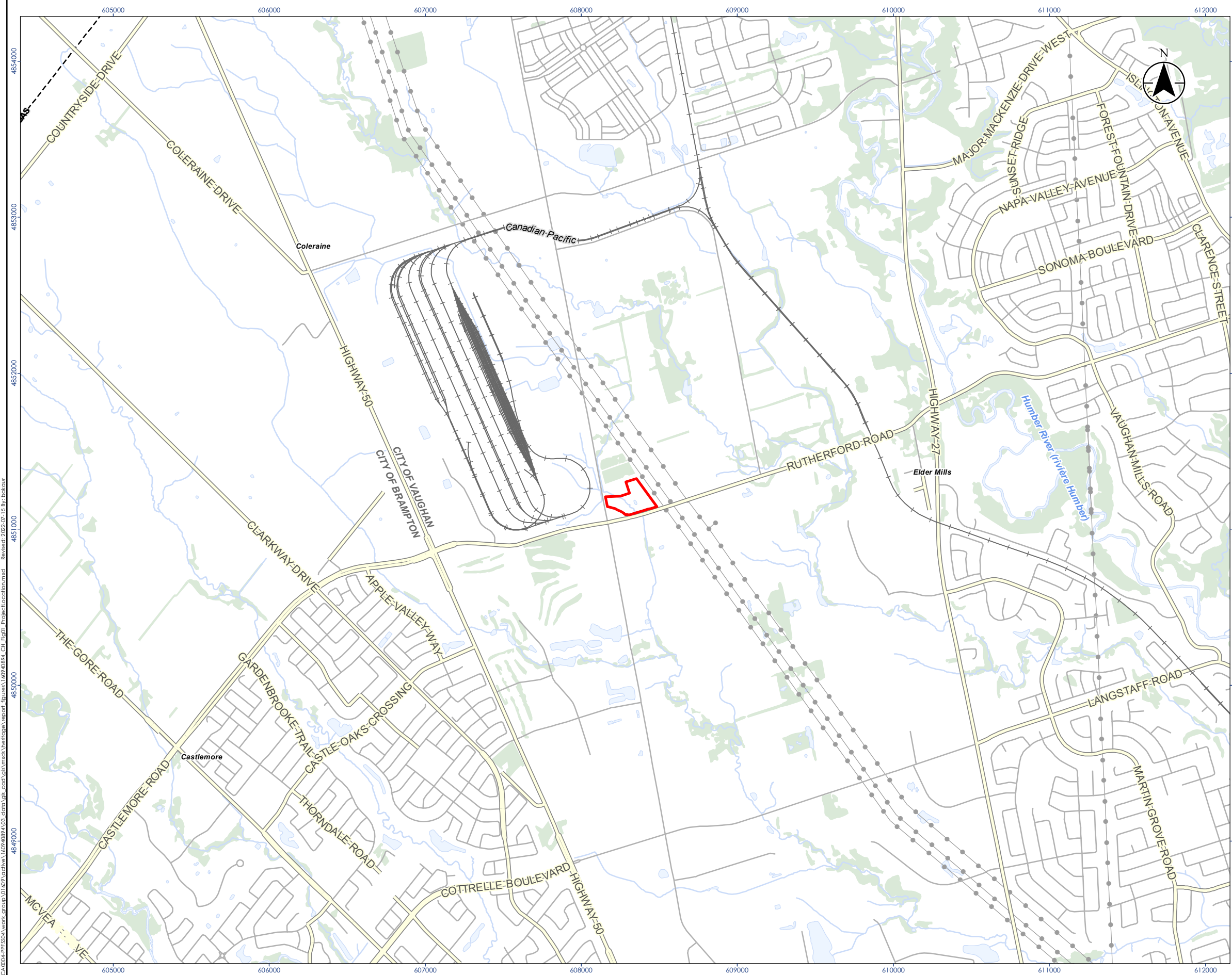
The purpose of the CHIA is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. This CHIA follows the City's *Guidelines for Cultural Heritage Impact Assessments* (the Guidelines) (City of Vaughan 2019) (Appendix A) and the Ministry of Tourism, Culture and Sport (MTCS) Info Sheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006a).

As per guidance contained in the Guidelines, this report contains the following:

- A description of the property, both built form and landscape features, and its context, including nearby cultural heritage resources.
- A statement of cultural heritage value.
- A chronological description of the property's history to date and past owners.
- A development history and architectural evaluation of built cultural heritage resources found on the property.
- A condition assessment of the cultural heritage resources found on the property.
- The documentation of all cultural heritage resources on the property.
- An outline of the proposed development.
- A comprehensive examination of conservation and mitigation options.

(City of Vaughan 2019)





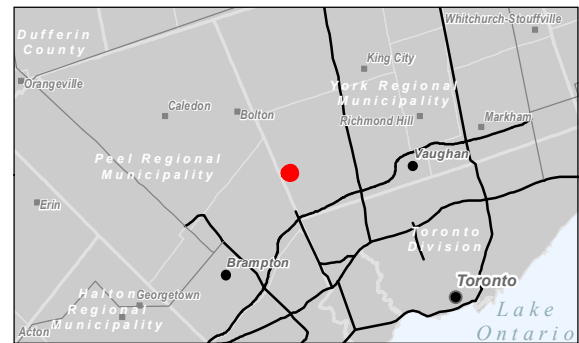
Legend

- Property
- GAS- Gas Pipeline
- Major Road
- Minor Road
- Hydro Line
- + Railway
- Watercourse
- Municipal Boundary, Lower
- Waterbody
- Wooded Area

0 0.5 1 km
1:25,000 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2018.



Project Location 160940894 REVA
City of Vaughan Prepared by KB on 2022-07-15
Technical Review by AW on 2022-07-13

Client/Project
FALCO GROUP
CULTURAL HERITAGE IMPACT ASSESSMENT: 6666 RUTHERFORD ROAD, VAUGHAN, ONTARIO

Figure No.

1

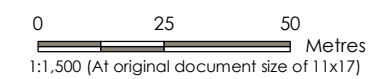
Title

Location of the Property

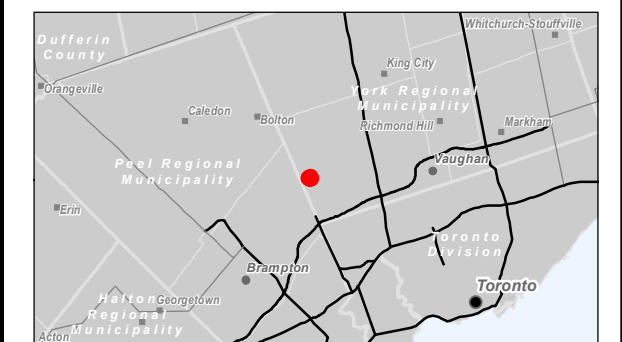


Legend

- Property
- Watercourse



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2022.
 3. Orthoimagery © First Base Solutions, 2022. Imagery Date, 2021.



Project Location 160940894 REVA
City of Vaughan Prepared by KB on 2022-07-15
Technical Review by AW on 2022-07-13

Client/Project
FALCO GROUP
CULTURAL HERITAGE IMPACT ASSESSMENT: 6666 RUTHERFORD
ROAD, VAUGHAN, ONTARIO

Figure No.
2

Title
Aerial Photograph of the Property

2 Methodology

2.1 Policy Framework

2.1.1 Planning Act

The *Planning Act* provides a framework for land use planning in Ontario, integrating matters of provincial interest in municipal and planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Municipal Board shall have regard for provincial interests, including:

(d) The conservation of features of significant architectural, cultural, historical or scientific interest

(Government of Ontario 1990)

2.1.2 Provincial Policy Statement

The Provincial Policy Statement (PPS) is intended to provide policy direction for land use planning and development regarding matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 2.6.1 of the PPS states that “significant built heritage resources and cultural heritage landscapes shall be conserved.”

(Government of Ontario 2020)

Under the PPS definition, conserved means:

The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted, or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Under the PPS definition, significant means:

In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

Under the PPS, “protected heritage property” is defined as follows:

property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as a provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.



(Government of Ontario 2020)

2.1.3 Ontario Heritage Act and Ontario Regulation 9/06

The Ontario Heritage Act (OHA) provides the primary statutory framework for the conservation of cultural heritage resources in Ontario. Conservation of cultural heritage resources is a matter of provincial interest, as reflected in the OHA policies. Under Part IV and V of the OHA, a municipal council may designate individual properties containing CHVI (Part IV) or properties within a heritage conservation district (Part V) as containing CHVI. In accordance with Section 27(1) of the OHA, a municipality maintains a register of properties that are of cultural heritage value or interest CHVI. A municipality may also include a list of properties that have not been designated but may contain CHVI, these are often referred to as “listed properties.”

The criteria for determining cultural heritage value or interest (CHVI) is defined by *Ontario Regulation (O. Reg.) 9/06*. In order to establish CHVI, at least one of the following criteria must be met:

1. *The property has design value or physical value because it:*
 - a. *is a rare, unique, representative or early example of a style, type, expression, material or construction method*
 - b. *displays a high degree of craftsmanship or artistic merit*
 - c. *demonstrates a high degree of technical or scientific achievement*
2. *The property has historical value or associative value because it:*
 - a. *has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community*
 - b. *yields, or has the potential to yield, information that contributes to an understanding of a community or culture*
 - c. *demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community*
3. *The property has contextual value because it:*
 - a. *is important in defining, maintaining or supporting the character of an area*
 - b. *is physically, functionally, visually or historically linked to its surroundings*
 - c. *is a landmark*

(Government of Ontario 2006a)



2.1.4 Region of York Official Plan

The Region of York Official Plan contains the following policies regarding cultural heritage resources:

To recognize, conserve and promote cultural heritage and its value and benefit to the community.

It is the policy of Council:

Section 3.4.1

To encourage local municipalities to compile and maintain a register of significant cultural heritage resources, and other significant heritage resources, in consultation with heritage experts, local heritage committees, and other levels of government

Section 3.4.3

To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources

Section 3.4.11

To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources and ensure that development and site alteration on adjacent lands to protected heritage properties will conserve the heritage attributes of the protected heritage property.

(Region of York 2010)

2.1.5 City of Vaughan Official Plan

The City's Official Plan contains the following policy regarding development within or adjacent to listed properties:

Section 6.2.3.1

That when development is proposed on a property that is not designated under the Ontario Heritage Act but is listed on the Heritage register, recognized as a Cultural heritage character area or identified as having potential cultural heritage value, the applicant shall submit a Cultural heritage impact assessment when: a. the proposal requires an Official Plan amendment, a zoning by-law amendment, a plan of subdivision, a plan of condominium, a minor variance or a site plan application; b. the proposal involves the demolition of a building or the removal of a building or part thereof or a heritage landscape feature; or c. there is potential for adverse impact to a cultural heritage resource from the proposed 7 Guidelines for Cultural Heritage Impact Assessments Updated February 2017 Page 3 of 5

Section 6.2.3.2

That when development is proposed on a property adjacent to a property that is not designated under the Ontario Heritage Act but is listed on the Heritage register, recognized as a Cultural heritage character area, or identified as having potential cultural heritage value: b. the applicant shall submit a Cultural heritage impact assessment if through the development approval process it is determined that there is the potential for adverse impact on the adjacent heritage resource from the proposed development



(City of Vaughan 2010)

2.2 Background History

To understand the historical context of the property, resources such as primary and secondary sources, archival resources, digital databases, and land registry records were consulted. Also, historical mapping and aerial photography from 1860, 1878, 1914, 1919, 1926, 1934, 1938, and 1940 were reviewed.

2.3 Field Program

A property assessment was undertaken on June 15, 2022, by Frank Smith, Cultural Heritage Specialist, and Ragavan Nithiyanantham, Senior Archaeologist and Cultural Heritage Specialist, both with Stantec, which included accessing the structure's interior. Photographs were taken on Nikon D5300 at a resolution of 300 dots per inch and 6000 by 4000 pixels. The weather conditions were seasonable and overcast.

2.4 Assessment of Impacts

When determining the effects a development or site alteration may have on built heritage resources or cultural heritage landscapes, the MTCS's *Heritage Resources in the Land Use Planning Process* (Government of Ontario 2006b) advises that the following "negative impacts" should be considered:

- Direct Impacts:
 - *Destruction of any, or part of any, significant heritage attributes or features*
 - *Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance*
- Indirect Impacts:
 - *Shadows that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden*
 - *Isolation of a heritage attribute from its surrounding environment, context or a significant relationship*
 - *Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features*
 - *A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces*
 - *Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an archaeological resource*

(Government of Ontario 2006b)

In addition to direct impacts related to destruction, this CHIA also evaluated the potential for indirect impacts resulting from the vibrations of construction and the transportation of project components and personnel. This was categorized together with land disturbance. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis



1987; Rainer 1982; Wiss 1981; National Park Service 2001). For this study, a 50-metre buffer is used to represent a conservative approach to delineate potential effects related to vibration. The proximity of the proposed development to heritage resources was considered in this assessment.

2.5 Mitigation Options

In addition to providing a framework to assess the impacts of a proposed undertaking, the MTCS's *Heritage Resources in the Land Use Planning Process* (Government of Ontario 2006b) also provide methods to minimize or avoid impacts on cultural heritage resources. These include, but are not limited to:

- *Alternative development approaches*
- *Isolating development and site alteration from significant built and natural features and vistas*
- *Design guidelines that harmonize mass, setback, setting, and materials*
- *Limiting height and density*
- *Allowing only compatible infill and additions*
- *Reversible alterations*
- *Buffer zones, site plan control, and other planning mechanisms*

(Government of Ontario 2006b)

In addition, this CHIA considers the mitigation options outlined in the City's Guidelines. These include:

- *Avoidance Mitigation*
- *Salvage Mitigation*
- *Historical Commemoration*

(City of Vaughan 2017)



3 Historical Overview

3.1 Introduction

The property is at the northeast corner of the intersection of Rutherford Road and Huntington Road. Historically, the property is located on part of Lot 16, Concession 9, in the former Township of Vaughan. To understand the historical context of the property, resources such as primary and secondary sources, archival resources, digital databases, and land registry records were consulted.

The City of Vaughan is situated on the traditional territory of the Mississaugas of the Credit First Nation, the Haudenosaunee (Iroquois), and the Huron-Wendat (City of Vaughan 2022). The City is situated on lands covered by Treaty 13, also known as the Toronto Purchase Treaty. This treaty was signed in 1805 between the Crown and the Mississaugas and included 250,800 acres of land (Government of Ontario 2022).

3.2 Physiography

The property is situated in southern Ontario's Peel Plain physiographic region. The Peel Plain includes about 300 square miles (482 square kilometres) of level-to-undulating clay soil in the Regions of York, Peel, and Halton. The elevation of this region is about 500 to 750 feet (152 to 227 metres) above sea level and slopes gently towards Lake Ontario (Chapman and Putnam 1984: 174). This region originally contained many species of hardwood trees and has largely been deforested as the soil in this region is generally fertile. During the 19th century, the region was an important wheat producer for local consumption and export. As the importance of wheat declined, the region became an important supplier of milk and other foodstuffs for the burgeoning City of Toronto. After the Second World War, many of the communities in this region experienced rapid growth, and tract housing replaced many former farmsteads (Chapman and Putnam 1984: 175-176).

3.3 Vaughan Township

3.3.1 Survey and Settlement

Initial plans for the settlement of Vaughan Township date to 1788, when Surveyor John Stegmon submitted a "rough plan for location in Vaughan" to the Surveyor Generals Office (Miles and Co. 1878). However, the formal surveying of the township did not begin until 1795 and was undertaken by Surveyor Tredell. The survey was expanded over subsequent decades and completed in 1851 (Reaman 1971: 45). The Township of Vaughan was surveyed using the double front survey system, widely used in Upper Canada between 1815 and 1829. This survey system created lots of 200 acres with road allowances located in front of each concession and every fifth or sixth lot (Plate 1). This system allowed 100-acre grants of half lots since road allowances were located on both the front and rear halves of the lot (Weaver 1968: 14, 16). The Township of Vaughan was named in honour of Benjamin Vaughan, one of the British negotiators of the *Treaty of Paris*. This treaty ended the American Revolution and recognized the



independence of the United States. Today, Benjamin Vaughan is sometimes associated with his opposition to the abolition of slavery in the British Empire (Thorne 2020).

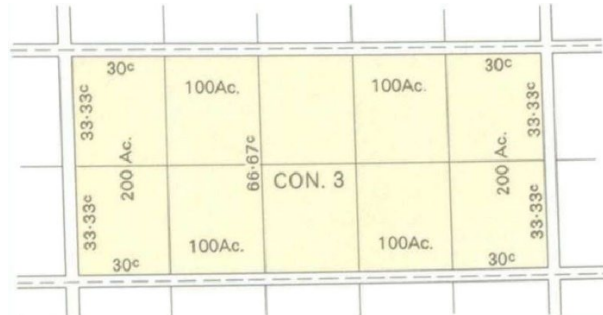


Plate 1: Double Front Survey System (Dean 1969)

The earliest settlers in the Township of Vaughan were United Empire Loyalists and a later wave of American immigration to Upper Canada that lasted until the War of 1812 (Reaman 1971: 19). Early settlers in the township preferred land in the south closer to the adjacent Township of York and its growing townsite (Reaman 1971: 20). The major roadway in the township was Yonge Street, which ran south to York: the first mill in the township was built in 1801 on the Don River near Yonge Street (Reaman 1971: 54). Despite the proximity to York, the township's population in the first decades of the 19th century grew slowly, increasing from 103 in 1801 to 947 in 1825. Absentee owners and land speculators impeded the early settlement of the township. In addition, land remained readily available in other townships close to York (Reaman 1971: 20, 58).

3.3.2 19th Century Development

After the end of the Napoleonic Wars, immigration to Upper Canada from the British Isles greatly increased. Between 1827 and 1840, most of the available remaining lots in the Township of Vaughan were settled (Reaman 1971: 21). In 1846, *Smith's Canadian Gazetteer* described Vaughan Township as "... a township of excellent land; it is well settled and contains numerous well cleared and highly cultivated farms (Smith 1846: 199). That year, the township's population was recorded as 4,300, and 19,766 acres of land were under cultivation (Smith 1846: 199).

The first railway in Vaughan Township was completed in 1853 when the Ontario, Simcoe & Huron Railroad was built in phases between Toronto and Collingwood. The railway was the first to be constructed in Toronto. Service between Toronto and Aurora began in 1853, including a stop in Vaughan Township at Maple. By the end of 1853, the railway had reached Barrie, and in 1855 the railway was completed to Collingwood. In 1858, the railway was reorganized as the Northern Railway of Canada; in 1888, it became part of the Grand Trunk Railway system (Peltenburg 2020). In addition, Yonge Street remained an important roadway in the township (Reaman 1971: 80).

The population of Vaughan grew rapidly during the mid-19th century and reached 7,955 in 1861 (Census of Canada 1861a). The township contained an economy predominantly based on agriculture, and farmers benefited from close access to the markets of Toronto (Reaman 1971: 62). Prior to the 1850s, most farmers had grown wheat. Following a crop failure in 1858, many farmers transitioned to mixed farming (Reaman 1971: 90). The Census of 1861 enumerated a total of 621 farmsteads in the township on 62,667 acres of occupied land. A total of 34,896 acres of land were under crops, and 6,287 acres were pasture (Census of Canada 1861b).

By the middle of the 19th century, many hamlets had developed in Vaughan Township. These hamlets were primarily located along watercourses near mill locations. Significant hamlets in Vaughan Township included Kleinburg, Pine Grove, Woodbridge, Maple, Thornhill, Richmond Hill, and Elder's Mills. The hamlet of Elder's Mills was closest to the property in the adjacent Lot 16, Concession 8 (Miles and Co 1878). The hamlet began in 1850 when James Gibb Thomson built a sawmill, gristmill, and carding mill on the Humber River. In 1869, the mills were purchased by brothers David and James Elder (Reaman 1971: 105). By the 1870s, the community contained a post office, three mills, a schoolhouse in the adjacent Lot 15, Concession 9 and a church east of the property on the east half of Lot 16, Concession 9 (Miles and Co. 1878). As a result, the property is historically considered to be within the wider Elder's Mills area (Toronto Star 1917). The mills gradually closed between 1900 and 1927, and little remains of the community today (Reaman 1971: 105).

After 1861, the population of Vaughan Township began a decline for the remainder of the 19th century. Between 1871 and 1891, the township's population decreased from 7,657 to 5,292 (Dominion Bureau of Statistics 1953). The population contraction in Vaughan Township was part of a broader trend of urbanization in the late 19th and early 20th centuries. The emergence of industrialization and urbanization increased workers' wages in cities and towns. At the same time, farm equipment improvements and farming mechanization meant that less labour was required on a farm (Sampson 2012). This encouraged out-migration from rural areas to the burgeoning cities of Ontario (Drummond 1987: 30).

3.3.3 20th Century Development

The population of Vaughan Township continued to decline in the first decades of the 20th century, albeit slower than between 1871 and 1891. The township's population decreased from 4,586 in 1901 to 4,398 in 1911 (Dominion Bureau of Statistics 1953). As a result of mechanization, the population decline did not negatively affect the agricultural productivity of the township. The Census of 1911 listed a total of 835 farmsteads in the township. These farmsteads occupied 67,952 acres of land and included 45,782 acres of improved land (Census of Canada 1911).

After 1911 the population of Vaughan Township once again began to increase and was recorded as 5,080 in 1921 (Dominion Bureau of Statistics 1953). This growth trend resulted from farms close to Toronto and along Yonge Street being purchased for residential development or subdivision into five-acre parcels for more limited agricultural use. The hamlet of Vaughan Township also began to grow, and communities such as Thornhill, Richmond Hill, Woodbridge, Maple, and Kleinburg developed into bedroom communities of Toronto (Reaman 1971: 94).



The growth rate in Vaughan Township and the Greater Toronto Area rapidly accelerated after the Second World War. Between 1941 and 1961, the population of Vaughan Township grew from 5,829 to 16,701 (Dominion Bureau of Statistics 1953, 1962). This growth was supported by the construction of King's Highway 400. The roadway was completed in 1952 between Barrie and Toronto and created an important transportation corridor through Vaughan Township. It also reduced the travel time between Vaughan and Toronto, encouraging suburban development in the southern part of the township (Bevers 2020; York Region 2022).

During the 1960s and 1970s, the provincial government introduced regional governments to replace county government in heavily populated areas. Generally, the regional government had more power than a county and could more effectively coordinate land-use planning, social services, and infrastructure (Archives of Ontario 2015). In 1970, the Regional Municipality of York was created to replace York County. As part of this reorganization, the Town of Vaughan was created when the Township of Vaughan and Village of Woodbridge were amalgamated (Welch et al. 2020; Government of Ontario 1970). Between 1981 and 1986, the population of the Town of Vaughan increased from 29,674 to 65,058 (City of Vaughan 2013). In 1991, Vaughan changed its municipal status to a City (Welch et al. 2020). The population of the City was recorded as 306,233 in 2016, an increase of 6.2% since 2011 (Statistics Canada 2021). Despite the rapid growth of Vaughan during the late 20th and early 21st centuries, the City retains large sections with agricultural properties in its north and northwest portions. Between 2017 and 2021, King's Highway 427 was extended 6.6 kilometres north in Vaughan from Highway 7 to Major Mackenzie Drive. This extension included a new interchange at Rutherford Road, just east of the property (Infrastructure Ontario 2022).

3.4 Property History

Lot 16, Concession 9 was patented as a west half containing 100 acres and an east half containing 100 acres. The property is in the west half of Lot 16, Concession 9. This half was patented to John Wood on July 5, 1853. The east half of the lot was patented to Thomas Smith on November 26, 1863 (ONLand 2022). While Wood did not receive the patent to the west half of Lot 16, Concession 9 until 1853, it is likely he settled on the lot as early as 1837 as he is recorded as residing on Lot 16, Concession 9 in an 1837 list of Vaughan Township settlers (Reaman 1971: 285). The Census of 1851 records John Wood as residing in the Fifth Ward of Vaughan Township. He was listed as a 52-year-old farmer born in England. He lived with his wife Rebecca, a 48-year-old hatmaker born in England. They had five children, all born in Canada, including Richard, age 18; William, age 14; George, age 14; Henry, age 9; and James, age 7 (Library and Archives Canada 1851). The discrepancy between the date of the patent and the location of an occupant on a lot reflects the fact that patents were not issued until the lot occupant fulfilled all settlement duties. Typical settlement duties included clearing a specific amount of land and building a house (Archives of Ontario 2020). Historical mapping from 1860 lists "Wood" as the occupant of the west half of Lot 16, Concession 9 (Figure 3). The Census of 1861 lists John Wood as a 61-year-old farmer residing in a one-storey log house in the Fifth Ward of Vaughan Township. He lived with his wife Rebecca, age 58; son William, age 22; son Henry, age 18; and son James, age 16 (Library and Archives Canada 1861).



3 Historical Overview

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John Wood died in November 1862 and is buried at Woodbridge Pioneer Cemetery, located about 4.6 kilometres southeast of the property (Find-A-Grave 2016). Following his death, Rebecca Wood granted the entire 100 acres of the property to William Wood (ONLand 2022). Historical mapping from 1878 depicts William Wood as the occupant of the west half of Lot 16, Concession 9. The mapping depicts a structure just northeast of the present-day residence and shows an orchard just west of the structure. A stream is depicted running through the lot east of the structure and orchard (Figure 4). The Census of 1881 listed William Wood as “William Woods,” a 42-year-old farmer. He lived with his wife Isabella, age 42; daughter Priscilla, age 18; daughter Rebecka (later spelled Rebecca), age 17; son John, age 14; son William, age 12; and daughter Mary, age 8 (Library and Archives Canada 1881). Isabella Wood died in August 1883 and is buried at Hillcrest Cemetery in Vaughan, located about 5.8 kilometres southeast of the property (Find-A-Grave 2013). The Census of 1891 lists William Wood as a 51-year-old widower and farmer born in Ontario. He lived with his daughter Priscilla, age 28; daughter Rebecca, age 26; son John, age 23; son William, age 21; and daughter Mary, age 17 (Library and Archives Canada 1891). William Wood died in 1906 and is buried with his wife at Hillcrest Cemetery (Find-A-Grave 2013).

After his death, his son William Wood Jr. was recorded as head of the household in the Census of 1911. William Wood Jr. was recorded as a 42-year-old farmer. He lived with Priscilla Wood, age 48 and Rebecca Wood, age 46 (Library and Archives Canada 1911). In 1913, the entire west half of Lot 16, Concession 9, was sold by Priscilla Wood, Rebecca Wood, John G. Wood, and William Wood to James Neal (ONLand 2022). Based on architectural style, materials, and the change of ownership from the Wood family to the Neal family, the existing residence in the property was likely built around the time James Neal purchased the property. This is also supported by the 1914 topographic mapping, which shows a brick structure at the location of the present-day residence (Figure 5). The Neal family had previously lived to the east of the property in the Vellore part of Vaughan Township (21st Battalion 2022).

The Census of 1921 listed James Neal as a 50-year-old farmer born in England. He lived with his Ontario-born wife Maria, age 46. Together they had five children, William, age 23; Hazel, age 21; Pearson, age 18; Leroy, age 11; and Laura, age 9 (Library and Archives Canada 1921). William Neal served in the First World War and was wounded during the Battle of Vimy Ridge (21st Battalion 2022). After his return from the war, William moved to western Canada, and in 1936, James and Maria Neal sold the entire west half of Lot 16, Concession 9 to Gordon Miller (ONLand 2022).

During the 1950s and 1960s, Gordon Miller and subsequent owners began dividing the property into smaller parcels. Aerial photography from 1954 shows that the property and surrounding area remained rural and agricultural. This photo also shows a barn located to the northeast of the residence (Figure 6). Based on a review of available Region of York aerial photography, the west half of Lot 16, Concession 9, began to transition away from agricultural use in the early 21st century. Based on this aerial photography, the property ceased having any agricultural use between 2011 and 2018 and the barn was demolished between 2013 and 2014. The residence on the property was clad in modern stucco sometime after 2014 based on a photograph in a Cultural Heritage Assessment Report prepared for an Environmental Assessment, which included the property (Unterman McPhail Associates 2014).



3.4.1 Property History Key Findings

- The property is located on part of the west half of Lot 16, Concession 9 in the former Township of Vaughan.
- Wood family (1837 to 1913)
 - John Wood resided on the west half of Lot 16, Concession 9 as early as 1837.
 - The Census of 1861 recorded John Wood as a farmer residing in a one storey log house with his wife and children.
 - John Wood died in November 1862 and is buried at Woodbridge Pioneer Cemetery. Following his death, his son William Wood inherited the property.
 - The Census of 1881 recorded William Wood as a farmer who lived with his wife and children. His wife Isabella died in 1883 and is buried at Hillcrest Cemetery and William died in 1906 and is also buried at Hillcrest Cemetery.
 - After his death, his son William Wood Jr. lived on the property with his two sisters and in 1913 the family sold the property to James Neal.
- Neal family (1913 to 1936)
 - Based on architectural style, materials, and the change of ownership from the Wood family to the Neal family, the existing residence in the property was likely built around the time James Neal purchased the property in 1913.
 - The Census of 1921 recorded James Neal as a farmer who lived with his wife and children. One of his children, William, was injured at Vimy Ridge during the First World War.
 - The Neal family sold the property to Gordon Miller in 1936.
- The property then began to be subdivided in the mid-20th century and transitioned away from agricultural use during the early 21st century.
- The barn on the property was demolished between 2013 and 2014 and the residence was heavily modified with stucco cladding after 2014.

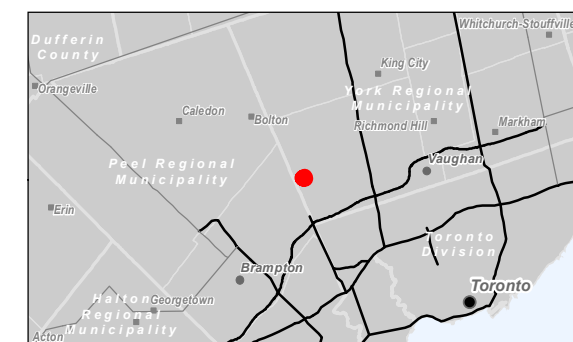




Figure Not to Scale

Notes

1. Reference: Tremaine, George R. 1860. Tremaine's Map of the County of York, Canada West. Toronto: George C. Tremaine.



Project Location
City of Vaughan

160940894 REVA
Prepared by KB on 2022-07-15
Technical Review by AW on 2022-07-13

Client/Project
FALCO GROUP
CULTURAL HERITAGE IMPACT ASSESSMENT: 6666 RUTHERFORD
ROAD, VAUGHAN, ONTARIO

Figure No.

3

Title

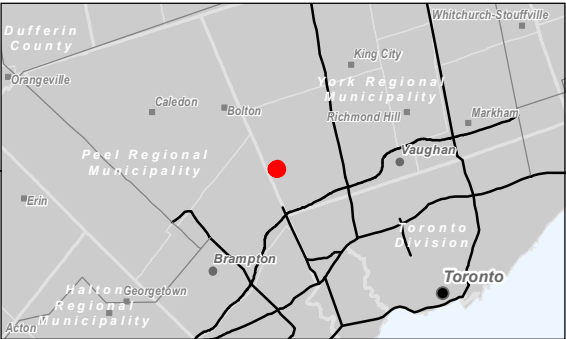
Historical Mapping, 1860



Legend
Property (Approximate)

Figure Not to Scale

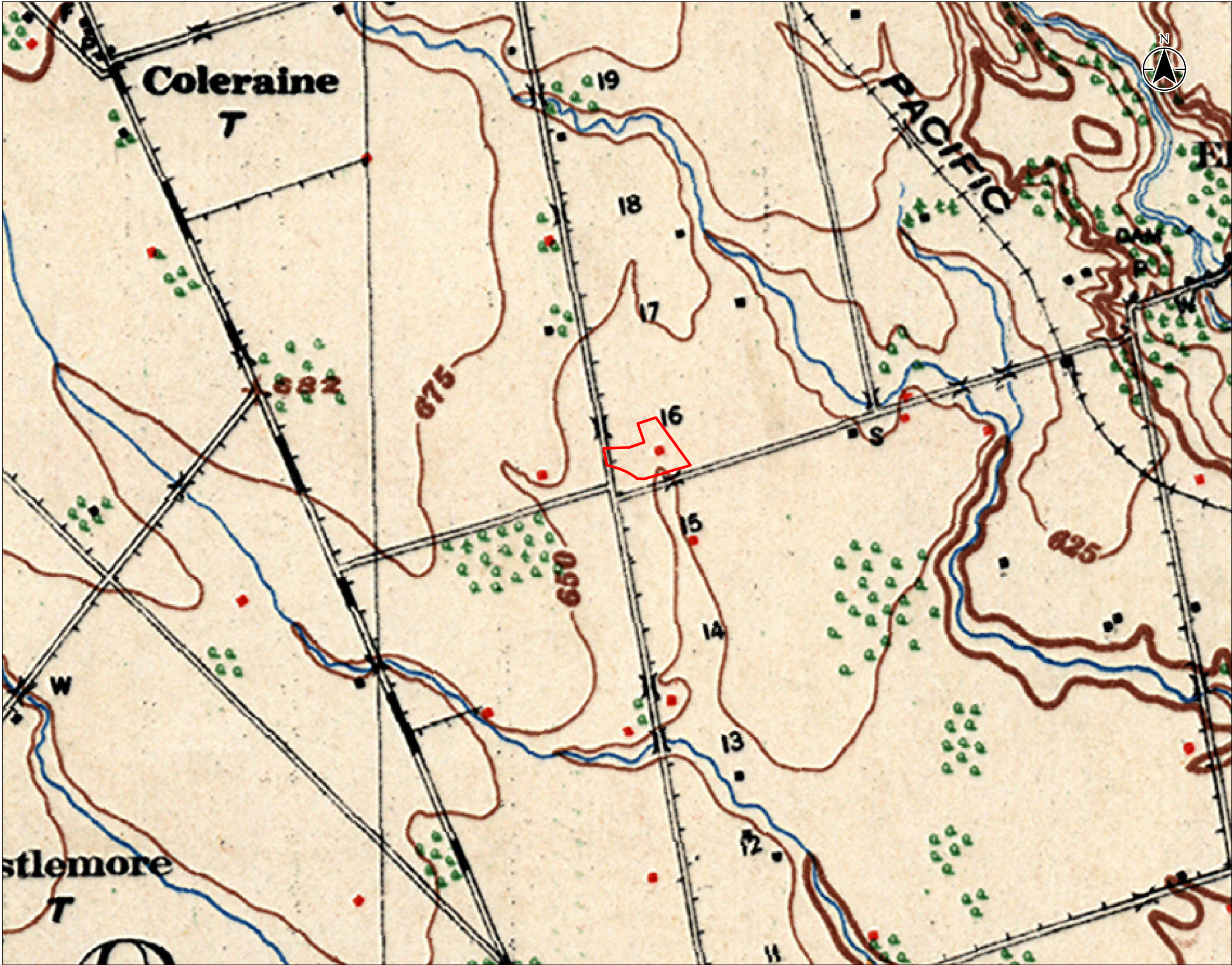
Notes
1. Reference: Miles & Co. 1878. Illustrated Historical Atlas of the County of York & Township of West Gwillimbury and Town of Bradford in the County of Simcoe, Ont. Toronto: Miles & Co.



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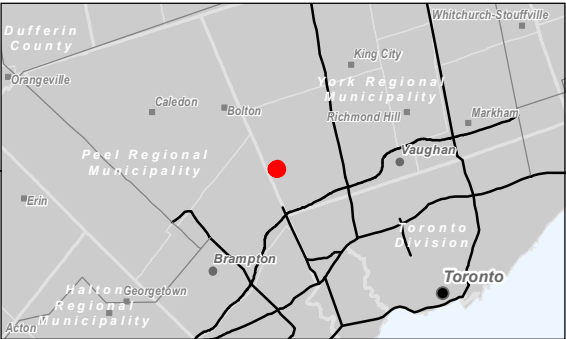
Figure No.
4
Title
Historical Mapping, 1878



Legend
Property

Figure Not to Scale

Notes
1. Reference: Department of Militia and Defence, 1914, Topographic Map, Ontario, Bolton Sheet.



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Figure No.
5

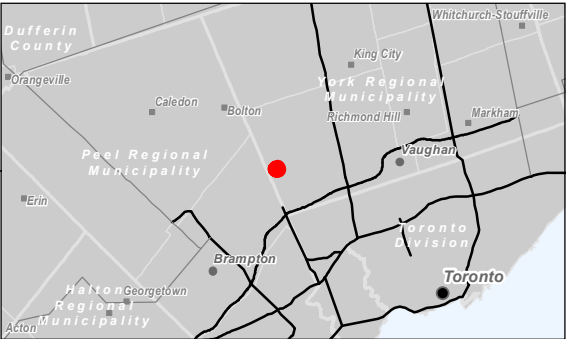
Title
Topographic Mapping, 1914



Legend
 Property

Figure Not to Scale

Notes
1. Reference: Hunting Survey Corporation, 1954. Air Photos of Southern Ontario.



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CULTURAL HERITAGE IMPACT ASSESSMENT: 6666 RUTHERFORD ROAD, VAUGHAN, ONTARIO

Figure No.
5

Title
1954 Aerial Photograph

4 Existing Conditions

4.1 Landscape Setting

The property is located at the northeast corner of Rutherford Road and Huntington Road. Rutherford Road is an east-west arterial roadway also signed as Regional Road 73. The roadway is a four-lane asphalt-paved roadway with gravel shoulders. The north side of the roadway is lined with timber utility poles, and street lighting is only located at intersections. The character of Rutherford Road is mixed and contains agricultural and industrial properties (Plate 2). Huntington Road is a two-lane roadway paved with gravel. The roadway is oriented in a north-south direction, contains timber utility poles on both sides, and has no municipal street lighting. An intermodal railway facility heavily influences the area's character to the west of the property. The remainder is industrial and agricultural (Plate 3).

The property is accessed from Huntington Road via a gravel driveway controlled by a chain-link gate (Plate 4). The gravel driveway leads to two large areas paved with gravel which are currently used to store tractor-trailers and smaller vehicles (Plate 5 and Plate 6). A seasonal stream and surrounding meadow separates these areas. The meadow also contains some small and intermediate-sized trees associated with the early stages of ecological succession (Plate 7). Two mature willow trees are located near the east border of the meadow (Plate 8).

The property contains a small green space just south of the residence and is protected from traffic by large precast concrete blocks. The greenspace contains a lawn, picnic tables, a small maple tree, and three small fruit trees (Plate 9).



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Plate 2: Looking west on Rutherford Road



Plate 3: Looking north on Huntington Road



Plate 4: Chain-link gate, looking west



Plate 5: Tractor-trailer storage, looking east



Plate 6: Tractor-trailer storage, looking southwest



Plate 7: Meadow and stream, looking south



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Plate 8: Mature willow trees, looking south



Plate 9: Green space, looking east

4.2 Built Environment

The built environment includes a single detached, two-and-a-half-storey residential structure. Each component of the residential structure is described in the following subsections.

4.2.1 Residence

Overall, the residence is a single detached, two-and-a-half-storey, three-bay structure with an irregular plan.

4.2.1.1 Exterior

The residence is a single detached, two and one half storey structure with a hipped roof with lower cross gables, modern skylights, and an irregular plan. The roof is clad in modern asphalt shingles and contains painted timber friezes, painted timber soffits, and painted timber fascia. The rear (north) façade contains an addition. The addition roof is clad in modern shingles. Except for a rear addition, the residence is clad in modern stucco and siding (Plate 10). Sections of the original red brick exterior remain visible near the foundation (Plate 11). The foundation of the residence is poured concrete. The residence has been heavily modernized by the stucco cladding and replacement of all original windows with modern vinyl windows with no exterior trim. The residence has been converted into a primarily commercial use.

The front (south) façade consists of the principal hip roof massing and a projecting gable bay at the east end of the façade (Plate 12). The projecting gable bay has a pivot window and modern siding cladding at the attic level. The second storey of the projecting gable bay contains a modern casement vinyl window with a concrete sill on the gable projection (Plate 13). The projecting gable bay section of the first storey contains a modern casement vinyl window and a modern horizontal vinyl sliding window at the basement level (Plate 14). The second storey of the hip roof section of the front façade contains a modern timber balcony accessed via a modern single leaf composite door with plain modern timber trim. The balcony wraps around the west façade (Plate 15). The first storey contains a modern single leaf composite door with plain modern timber trim (the main entrance to the foyer) and a modern timber porch on the hip roof



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section and wraps around to the west façade (Plate 16). The porch and main entrance are accessed via a modern timber straight staircase connected to the porch on the west façade. The basement level of the front façade contains a modern walk-out basement with modern two leaf composite doors with plain modern timber trim (Plate 17).

The west façade consists of the principal hip roof massing, a projecting gable bay, and the west façade of the rear addition (Plate 18). The projecting gable bay contains a modern vinyl pivot window and modern siding cladding at the attic level. The second storey of the projecting gable bay contains a modern vinyl casement window with a concrete sill on the gable projection. The projecting gable bay section of the first storey contains a modern casement window and a modern horizontal sliding window at the basement level. The hip roof section contains modern vinyl casement windows on the first and second storey and modern horizontal sliding windows at the basement level (Plate 19 and Plate 20). The west façade of the rear addition is clad in modern siding and contains a modern garage door and single leaf composite door with plain timber trim (Plate 21).

The north façade contains a modern single casement window on the second storey and a former single-chimney stack clad in stucco that has been removed above the roof line. The basement level of the north façade contains a modern horizontal sliding window (Plate 22). The north façade of the rear addition is clad in plywood and shingles and contains a modern composite door and a two-pane wood frame window (Plate 23).

The east façade contains asymmetrical fenestration, no projecting gable bay, and the east façade of the rear addition (Plate 24). A former single-stake chimney that is removed at the roof line is clad in stucco between the southernmost windows. The second storey consists of three modern vinyl casement windows. The first storey contains a hip roof porch at the north corner with a single leaf composite entrance door with plain modern timber trim. The first storey also contains modern casement windows, and the basement level contains modern horizontal sliding windows (Plate 25). The east façade of the rear addition is clad in plywood (Plate 26).





Plate 10: Looking northeast at a general view of the residence showing irregular plan, hip and gable roof, stucco cladding, and modern windows



Plate 11: Visible section of the red brick exterior



Plate 12: Front (south) façade showing gable bay, looking north

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Plate 13: Gable bay at attic level, looking north



Plate 14: Gable bay first storey and basement level, looking north



Plate 15: Second-storey balcony, looking north



Plate 16: Porch, looking north



Plate 17: Basement access, looking north



Plate 18: West façade, looking east



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Plate 19: Second storey of west façade, looking east



Plate 20: First-storey windows of west façade, looking east



Plate 21: West façade of rear addition, looking east



Plate 22: North façade, looking south (note single stake chimney)



Plate 23: North façade of rear addition, looking south



Plate 24: East façade, looking west



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Plate 25: East façade, looking west showing porch and single stake and windows



Plate 26: Details of east façade of rear addition, looking west

4.2.1.2 Interior

The first and second floor have been heavily modernized and converted into office space with some living space. The attic floor has been heavily modernized and remains an entirely residential space. The basement is unfinished.

The first floor contains a west office, east office, hallway, and kitchenette. The ceilings of all rooms contain recessed lighting. The walls are modern drywall, the office floors are gray laminate, and the hallway floor is white tile. These materials and layout includes the first storey addition (Plate 27 to Plate 30).

The second floor is accessed via a staircase with a modern banister and railing (Plate 31). The second floor contains a conference room, bedroom, storage room, and bathrooms. The ceilings contain recessed lighting and modern drywall walls, and the floors are gray laminate (Plate 32 to Plate 34). The attic floor is accessed via a narrow staircase at the north end of the second storey (Plate 36). This area contains a bathroom, kitchenette, and two bedrooms. The ceiling contains recessed lighting and modern drywall walls, and the floors are gray laminate (Plate 37 and Plate 38).

The basement is accessed via a narrow staircase at the north end of the first storey (Plate 39). The basement contains visible dimensional planed lumber joists, and the structure's poured concrete foundation is readily visible. The basement also contains HVAC ducts and a cold storage room accessed via a timber door with a metal latch (Plate 40 to Plate 42).

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Plate 27: East office, looking north



Plate 28: West office, looking north



Plate 29: Kitchenette, looking east



Plate 30: Hallway, looking north

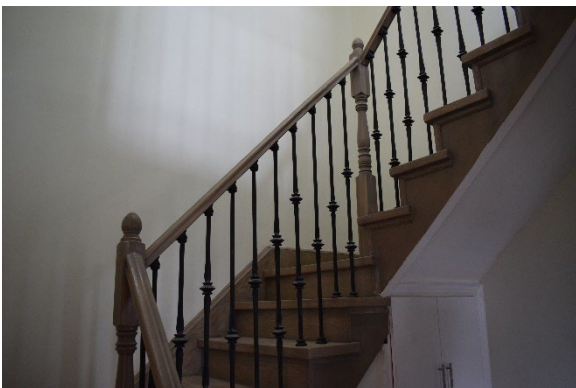


Plate 31: Staircase between first and second storey, looking west

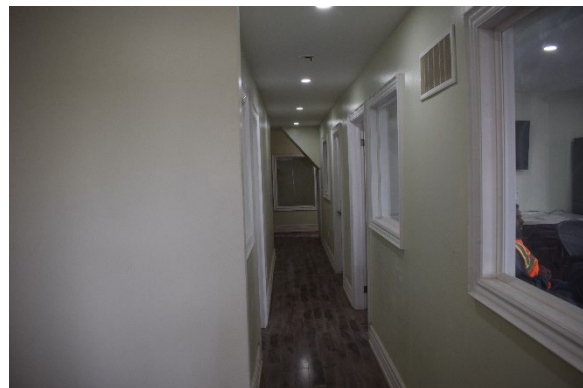


Plate 32: Second-storey hallway, looking north



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Plate 33: Second-storey bedroom, looking west



Plate 34: Second-storey bathroom, looking west



Plate 35: Second-storey conference room, looking south



Plate 36: Stairs to the attic storey, looking east



Plate 37: Attic level, looking south

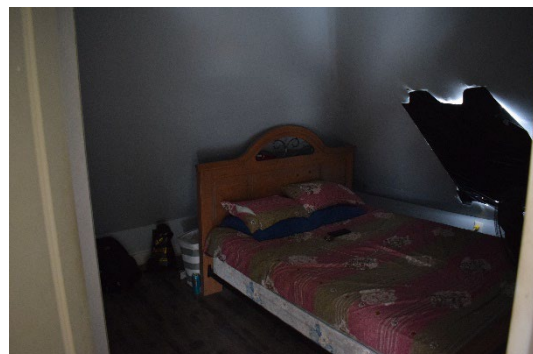


Plate 38: Bedroom at attic, looking south



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Plate 39: Looking west down the stairs to basement



Plate 40: Basement planed dimensional lumber floor joists



Plate 41: Looking south at ducts and concrete foundation walls



Plate 42: Door to cold storage room, looking north

5 Analysis

The residence is constructed in the Queen Anne architectural style. This architectural style was popular in Ontario between 1880 and 1910 (McAlester 2013: 345-346; Blumenson 1990: 102). Queen Anne style residences commonly contain asymmetrical facades with steeply pitched or irregular hip and gable roofs with projecting gable bays. Queen Anne residences are well known for elaborate ornamentation, including porches, balconies, classically inspired columns, spindle work, half-timbering, patterned masonry, brackets, dentils, and bargeboard (McAlester 2013: 348-349). Within Ontario, Queen Anne style residences ranged from large and elaborate residences to smaller cottage style residences with vernacular design elements (Blumenson 1990: 106, 111).

Elements that suggest this period of construction in the house are the dimensional planed floor joist and poured concrete foundation. Dimensional lumber like the material used in the house floor construction had been widely available since the late 19th century but was most often left in the rough with clear evidence of the vertical or circular saw marks used in its milling. Planing too had become more widely used in the late 19th century, though was primarily used for doors and mouldings, and it was not until the 1920s that lumber sizes were standardized, which required planing to meet these requirements (Department of Agriculture 1964: 6).

After the turn of the 20th century, Portland cement-based concrete began to be used as cast-in-place, poured concrete foundations. The earliest versions were pictured in Gustav Stickley's "More Craftsman Homes" catalog starting in 1912 (Wisconsin Historical Society 2007). These early versions were constructed by digging the foundation trench, pouring a concrete footing and embedding steel reinforcement rods (rebar) into the footing. A two-sided, wooden form of stacked boards was constructed on top of the footing to contain the concrete. Stickley even added a third wooden form in the middle to serve as "insulation." The wood used to create the forms ranged from 1 x 6-inch to 1 x 12-inch boards.

Based on the architectural style and construction materials of the house, the residence was likely built during the Neal family occupation *circa* 1913. This is supported by the presence of a brick residence in the location of the present-day structure on the 1914 topographic map (Figure 5).

When compared to other listed and designated properties in the City near Woodbridge and Elder's Mills from an integrity perspective, the structure at 6666 Rutherford Road has been compromised by the addition of skylights, modern stucco cladding, the replacement of windows, replacement of doors, the construction of a modern balcony and porch, the modern walk out basement, and modern skylights. As a result, the only remaining Queen Anne design element is the irregular plan with a hip roof with lower cross gables. This type of plan is common in Queen Anne style residences throughout Ontario (Blumenson 1990: 110-111). The City Heritage Register does not identify building styles, so a comparative analysis of other Queen Anne style residences was not possible. However, according to the *Field Guide to American Houses*, the Queen Anne style "was the dominant style of domestic building during the period from about 1880 until 1900" (McAlester 2013: 350). Based on a desktop survey, at least one example of a Queen Anne style residence with a higher degree of heritage integrity was found in Vaughan at 8127 Kipling Avenue. It is likely other examples of Queen Anne style residences with a higher degree of integrity exist in the City.



6 Evaluation

The following section provides an evaluation using the criteria prescribed in O. Reg. 9/06 based on the field investigations, research, and analysis conducted as part of this CHIA.

6.1 Design of Physical Value

The structure, built *circa* 1913, is an example of a Queen Anne architectural style residence. The Queen Anne style was popular in Ontario between 1880 and 1910 (McAlester 2013: 345-346 262-263). Queen Anne style residences commonly contain asymmetrical facades with steeply pitched or irregular hip and gable roofs with projecting gable bays. Queen Anne residences are well known for elaborate ornamentation, including porches, balconies, classically inspired columns, spindle work, half-timbering, patterned masonry, brackets, dentils, and bargeboard (McAlester and McAlester 1984: 265-267). While it is unknown what level of ornamentation the structure at 6666 Rutherford Road originally had, the structure has been heavily modified and modernized by the addition of skylights, modern stucco cladding, replacement of windows, replacement of doors, the construction of a modern balcony and porch, the modern walk out basement, and modern skylights. The only discernible Queen Anne element is the irregular plan of the structure with projecting gable bays. While it retains this element, this residence would not serve as a representative portrayal or broader symbol of Queen Anne architecture. As a Queen Anne structure with remaining typical massing, the residence is inherently not a one-of-a-kind structure and as a late example of the style is not a prototype of Queen Anne architecture. Therefore, the structure at 6666 Rutherford cannot be considered a rare, unique, or representative example of the Queen Anne design style.

The residence does not display a high degree of craftsmanship, artistic merit, or technical and scientific achievement. There is no indication that the structure was built with a quality of execution or technical skill that exceeded typical late 19th and early 20th-century construction practices. The structure uses typical early 20th century building materials such as poured concrete and dimensional cut timber. Concrete foundations were first introduced in the late 19th century and soon became common (McAlester 2013: 36). The dimensional cut lumber used in the residence was mass produced and was not produced on site. The arrangement of elements and execution of spatial arrangements does not exceed typical Queen Anne designs. In addition, the residence has been heavily modified, and original artistic elements are no longer visible or removed.

6.2 Historic or Associative Value

The property is located on the west half of Lot 16, Concession 9, in the former Township of Vaughan. Between *circa* 1835 and 1913, this parcel of land was associated with the Wood family. Records indicate that John Wood settled on and farmed the property as early as 1837. John Wood and his wife Rebecca Wood were born in England and part of a wave of settlers from the British Isles who immigrated to Upper Canada between the end of the Napoleonic Wars and the 1850s. Between 1830 and 1840, the decade that John Wood likely immigrated to Canada, at least 133,000 individuals from the British Isles immigrated to Canada (Belshaw 2012). Historical research has not indicated that John Wood or his



descendants who lived on the west half of Lot 16, Concession 9, made a strong or notable contribution to the community. The Wood family were typical farmers in Vaughan Township. While farming was an important activity in 19th century Vaughan Township, there is no indication the Wood family members on this property made a strong, noticeable, or influential contribution to the development of agriculture in the township.

In 1913, the Neal family purchased the west half of Lot 16, Concession 9. James Neal was born in England and immigrated to Ontario. Like the Wood family, the Neal family were typical farmers in Vaughan Township. His son, William Neal, served in the First World War and was injured at Vimy Ridge. While William participated firsthand in an important moment in Canadian history, this association is not significant to the development of Vaughan Township, and William moved to western Canada shortly after the war.

Today, little evidence remains on the property indicating the property's agricultural history. The property has been reconfigured to accommodate tractor-trailer parking, and the structure has been heavily modified. As a result, the property does not have the potential to yield information that contributes to an understanding of a community or culture. The architect or designer of the residence is unknown.

6.3 Contextual Value

The property is in a landscape transitioning from agricultural to light industrial use. Therefore, the area contains a mixed character and does not contain a distinctive sense of identity. While the property was originally a farmstead, no agricultural activity currently takes place on the property, and the property has been heavily modified to accommodate the storage of tractor-trailers. As a result, the property is not important in defining, maintaining, or supporting the character of the area along Rutherford Road or Huntington Road.

The property is located in an area of the former Vaughan Township known as Elder's Mills. While the property is historically part of this community, the link is only geographic. The initial property settlement by the Wood family predates the establishment of Elder's Mills. In addition, no structures or occupants of the west half of Lot 16, Concession 9 were linked to the mills' operation or community services associated with Elder's Mills. Therefore, the property is not historically linked to the hamlet of Elder's Mills in a way that contributes to a meaningful understanding of its historical context. The property is a former farmstead in an area transitioning to light industrial use and is not physically, visually, or functionally linked to its surroundings. The property is set back from the roadway and partially screened by vegetation. It is located along the heavily trafficked Rutherford Road, and the structure itself is not located at a corner or intersection where it may be appreciated by passing motorists. Therefore, neither the property or structure are considered to be landmarks.

6.4 Summary of Evaluation

Table 1 summarizes the findings of CHVI based on an evaluation according to O. Reg. 9/06.



CULTURAL HERITAGE IMPACT ASSESSMENT: 6666 RUTHERFORD ROAD, CITY OF VAUGHAN

6 Evaluation

August 11, 2022

Table 1: Evaluation of the property according to O. Reg. 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	No	The structure is a heavily modified Queen Anne style residence. Due to extensive modification, the only discernible Queen Anne element is the compound plan of the structure with projecting gable bays. While it retains this element, this residence would not serve as a representative portrayal or broader symbol of Queen Anne architecture. Therefore, the residence at 6666 Rutherford cannot be considered a rare, unique, or representative example of the Queen Anne design style.
Displays a high degree of craftsmanship or artistic merit	No	The craftsmanship and artistic merit of the residence are typical and industry standard for the late 19 th to early 20 th centuries.
Demonstrates a high degree of technical or scientific achievement	No	The building materials and construction methods are typical and industry standard for the late 19 th to early 20 th centuries.
Historical or Associative Value		
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	Historical research has not indicated that John Wood or his descendants significantly contributed to the community. The Wood family were typical farmers in Vaughan Township. While farming was an important activity in 19 th century Vaughan Township, there is no indication the Wood family members on this property made a strong, noticeable, or influential contribution to the development of agriculture in the township. In 1913, the property was purchased by the Neal family. Like the Wood family, the Neal family were typical farmers in Vaughan Township. While William Neal served in the First World War and was injured at Vimy Ridge, this was not significant to the development of Vaughan Township, and William moved to western Canada shortly after the war.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	Little evidence on the property indicates the property's agricultural history. The property has been reconfigured to accommodate tractor-trailer parking, and the structure has been heavily modified. As a result, the property does not have the potential to yield information that contributes to an understanding of a community or culture.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect or builder of the structure is unknown.



CULTURAL HERITAGE IMPACT ASSESSMENT: 6666 RUTHERFORD ROAD, CITY OF VAUGHAN

6 Evaluation

August 11, 2022

Criteria of O. Reg. 9/06	Yes/No	Comments
Contextual Value		
Is important in defining, maintaining, or supporting the character of an area	No	The area contains a mixed character and does not contain a distinctive sense of identity. While the property was originally a farmstead, no agricultural activity currently takes place on the property, and the property has been heavily modified to accommodate the storage of tractor-trailers. As a result, the property is not important in defining, maintaining, or supporting the character of the area along Rutherford Road or Huntington Road.
Is physically, functionally, visually, or historically linked to its surroundings	No	The property is located in a part of Vaughan known historically as Elder's Mills. The initial property settlement by the Wood family predates the establishment of Elder's Mills. In addition, no structures or occupants of the west half of Lot 16, Concession 9 were linked to the mills' operation or community services associated with Elder's Mills. The property is not physically, functionally, visually, or historically linked to its surroundings.
Is a landmark	No	The property is set back from the roadway and partially screened by vegetation. It is located along the heavily trafficked Rutherford Road, and the structure itself is not located at a corner or intersection where it may be appreciated by passing observers.

6.5 Statement of Cultural Heritage Value or Interest

Based on Ontario Regulation 9/06, the property does not meet the criteria of O. Reg 9/06, so a statement of CHVI is not applicable.



7 Impact Assessment and Mitigation

7.1 Description of Proposed Undertaking

Falco Group is proposing to redevelop the property and construct a four-storey 93-unit hotel, an eight-storey office building, and a single-storey warehouse. The existing structure on the property would be removed as part of the undertaking. A site plan is included in Appendix B.

7.2 Assessment of Impacts and Mitigation

The property was determined not to meet any criteria of O. Reg 9/06. Therefore, an assessment of impacts or preparation of mitigation measures is not required.



8 Recommendations

From the results of the historical research, field investigation, and architectural analysis, Stantec determined that:

- The structure is a two-and-a-half-storey, three-bay Queen Anne style residence with a hipped roof with lower cross gables and an irregular plan. The residence likely dates to *circa* 1913.

Stantec's subsequent evaluation of the property concluded that:

- The property does not meet the criteria for CHVI prescribed in O.Reg. 9/06.

Stantec therefore recommends that the City:

- Remove, or "de-list", the property from the City's LSHS
- Approve the Client's demolition permit application for the property with no requirement for further cultural heritage investigation or study.

To provide for the retention of historic information, copies of this report should be deposited at a local repository of historic material. Therefore, it is recommended that this report be deposited at the following locations:

Vaughan Civic Centre Resource Library
2191 Major Mackenzie Drive
Vaughan, Ontario L6A 4W2

City of Vaughan Archives
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 4W2



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CULTURAL HERITAGE IMPACT ASSESSMENT: 6666 RUTHERFORD ROAD, CITY OF VAUGHAN

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APPENDICES



Appendix A Vaughan CHIA Guidelines



GUIDELINES FOR PREPARING A CULTURAL HERITAGE IMPACT ASSESSMENT

PURPOSE

The purpose of a **Cultural Heritage Impact Assessment (CHIA)** report is to identify and evaluate heritage resources and cultural landscapes in a given area (i.e. “subject property”), and to assess the impacts on the cultural heritage attributes that may result from a proposed development or alteration on the subject property. The CHIA report assists staff in the evaluation of development and heritage permit applications, including the determination of compliance with all applicable cultural heritage policies.

GOOD HERITAGE CONSERVATION PRACTICE

The CHIA report shall be conducted and based on good heritage conservation practice aligned with international, federal, provincial, and municipal statutes and guidelines. This includes (but is not limited to):

- Venice Charter 1964
- Appleton Charter 1983
- Burra Charter 1999
- ICOMOS Charter 2003
- UNESCO's Recommendation on the Historic Urban Landscape 2011
- Park Canada's Standards and Guidelines for the Conservation of Historic Places in Canada 2nd Edition
- Ministry of Tourism, Culture and Sport's Ontario Heritage Toolkit - Heritage Property Evaluation section
- Ministry of Tourism, Culture and Sport's Eight Guiding Principles in the Conservation of Built Heritage Properties 2007
- Applicable Heritage Conservation District Guidelines

CULTURAL HERITAGE LANDSCAPES

Cultural heritage landscapes include neighbourhoods, landforms, roadways, waterways and other landscapes. These cultural heritage resources are often included on or adjacent to properties identified on the City's built heritage inventory. Should the proposed alteration or development be deemed to impact the known or potential cultural heritage landscape, as determined by Cultural Heritage staff, the CHIA report requirements for the landscape component shall include the following:

- A site plan drawing/survey of existing conditions (reviewed by a licensed Landscape Architect), including buildings, structures, roadways, driveways, drainage features, trees and tree canopy, fencing, and topographical features of the subject property.
- A written and visual inventory of all elements of the subject property that contribute to its cultural heritage value, including overall site views. For buildings, internal and external photographs and measured floor plans to scale are also required.
- For cultural heritage landscapes or features that transcend a single property, a tree inventory and streetscape measured drawing is required, in addition to photographs of the adjacent properties.

a. Addressing the Cultural Heritage Landscape or Feature Criteria

The CHIA report for a potential cultural heritage landscape must demonstrate how the proposed development will preserve/conservate the criteria that render the landscape a cultural heritage landscape and/or feature. Each cultural heritage landscape and feature includes a checklist of criteria. The CHIA report need only address the checked criteria for the pertinent cultural heritage landscapes or features. Please note, some properties constitute more than one cultural heritage landscape. Criteria include the following:

b. Landscape Environment

1. Scenic and visual quality
2. Natural environment
3. Horticultural interest
4. Cemeteries
5. Landscape design, type and technological interest

c. Built Environment

1. Aesthetic/visual quality
2. Consistent scale of built features
3. Unique architectural features/buildings
4. Designated structures

d. Historical Associations

1. Illustrates a style, trend or pattern
2. Direct association with important person or event
3. Illustrates an important phase of social or physical development
4. Illustrates the work of an important designer

e. Other

1. Historical or archaeological interest and/or value
2. Outstanding features/interest and/or value
3. Significant ecological interest and/or value
4. Landmark value

REQUIREMENTS OF A CULTURAL HERITAGE IMPACT ASSESSMENT

The requirement to submit a CHIA report will be identified by Cultural Heritage staff during the Pre-Application Consultation (PAC) meeting for the proposed development. Cultural Heritage staff will identify the known cultural heritage resources on a subject property that are of interest or concern (based on criteria listed in O.Reg. 9/06). Where there are the potential archaeological resources noted by Cultural Heritage staff (based on available GIS information), an Archaeological Resources Assessment must also be undertaken as an additional study.

The following items are considered the required components of a CHIA report. Additional information may be required by Cultural Heritage staff based on their initial review of the CHIA report.

1. The CHIA report must be prepared by a **qualified heritage specialist**. Refer to the Canadian Association of Heritage Professionals (CAHP) which lists members by their specialization. (<https://cahp-acecp.ca/>)

2. Applicant and owner **contact information**.
3. A **description of the subject property**, both built form and landscape features, and its context including nearby cultural heritage resources. If the requirement for the CHIA is to evaluate potential a cultural heritage landscape, a topographic map will be required within this report.
4. A chronological description of the **history of the subject property** to date and past owners, supported by archival and historical material.
5. A **development history** and **architectural evaluation** of the built cultural heritage resources found on the subject property, the site's physical features, and their heritage significance within the local context.
6. A **condition assessment** of the cultural heritage resources found on the subject property.
7. The **documentation** of all cultural heritage resources on the subject property by way of photographs (interior and exterior) and /or measured drawings, and by mapping the context and setting of the cultural heritage resource. For properties located within Heritage Conservation Districts, include documentation of contributing character attributes regarding massing, mature landscaping and trees and how it contributes the heritage streetscape within the Heritage Conservation District.
8. A **statement of cultural heritage value** if one does not already exist.
 - a. Part IV individually designated properties will have statements provided in the existing City by-law. For older designation statements, a new statement may be requested.
 - b. Part V properties will have an inventory entry that identifies features of interest on the property. Also identify the property's contributing status in the applicable HCD Plan. An updated statement of cultural heritage value that reflects any new information about the property may be requested.
 - c. For non-designated built heritage resources, this statement shall be based on *Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest*.
 - d. For, Cultural Heritage Landscapes and Character Areas, this evaluation should analyze the findings of the possible heritage resource against the policy criteria outlined above in the "Provincial and Municipal Heritage Policies" section.
9. An **summary of the development proposal** for the subject property and the potential impact, both adverse and beneficial, the proposed development will have on identified cultural heritage resources and/or the surrounding heritage conservation district. The proposed alteration and/or development should be assessed to determine how closely it follows the heritage conservation principles as outlined in Sections 6.2.2.6-6.2.2.9 of the Vaughan Official Plan 2010. A site plan and tree inventory/arborist report are required for this section.

Adverse impacts on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit include, but are not limited to:

- Destruction of any, or part of any, significant heritage attributes or features;
- Removal of natural heritage features, including trees;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- A change in land use where the change in use negates the subject property's cultural heritage value, and
- Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources.

10. An **assessment of alternative options, mitigation measures, and conservation methods** that may be considered to avoid or limit the negative impact on the cultural heritage resource(s). Methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) as stated in the *Ontario Heritage Tool Kit* include, but are not limited to:

- Alternative development approaches
- Isolating development and site alteration from significant built and natural features and vistas
- Design guidelines that harmonize mass, setback, setting, and materials
- Limiting height and density
- Allowing only compatible infill and additions
- Reversible alterations

The preferred strategy would be directed at conservation should any impact be discerned. Conservation strategies may include the following:

- A mitigation strategy including the proposed methods
- A conservation scope of work including the proposed methods
- An implementation and monitoring plan

Recommendations for additional studies/plans related to, but not limited to conservation, site specific design guidelines, interpretation/commemoration, lighting, signage, landscape, stabilization, additional record and documentation prior to demolition, and long-term maintenance.

Avoidance Mitigation

Avoidance mitigation may allow the alterations or proposed development to proceed while retaining the cultural heritage resources in situ and intact. Avoidance strategies for heritage resources typically would require provisions for maintaining the integrity of the cultural heritage resource and to ensure it does not become structurally unsound or otherwise compromised. Feasible options for the adaptive re-use of built heritage structure or cultural heritage resources should be clearly outlined.

Where conservation of the entire structure is not feasible, consideration may be given to the conservation of the heritage structure/resource in part, such as the main portion of a building without its rear, wing or lateral addition.

Salvage Mitigation

In situations where cultural heritage resources are evaluated as being of minor significance or the conservation of the heritage resource in its original location is not considered feasible on reasonable and justifiable grounds, the relocation of a structure or (as a last resort) the salvaging of its architectural components may be considered. This option is often accompanied by the recording of the structure through photographs and measured drawings.

Historical Commemoration

While this option is not encouraged and does not conserve the cultural heritage of the subject property or structure, historical commemoration by way of interpretive plaques, the incorporation of reproduced heritage architectural features in new development, or erecting a monument-like structure commemorating the history of the subject property may be considered as a final mitigating solution. This option may be accompanied by the recording of the structure through photographs and measured drawings.

REVIEW / APPROVAL PROCESS

CHIA reports must be completed to the satisfaction of the City. Cultural Heritage staff will review the submitted documentation and determine whether the minimum requirements of the CHIA report have been met and to review the conclusions and recommendations outlined in the CHIA report. Revisions and amendments to the CHIA report will be required if the guidelines are not met. Cultural Heritage staff may meet with the owner/applicant to discuss the CHIA report and recommendations contained therein. CHIA reports that are not completed to the satisfaction of the Cultural Heritage staff will be subject to revision and resubmission and may be subject to critique by peer review (at the expense of the owner/applicant) or a similar process to determine if the report meets recognized standards and practices.

The preparation and submission of a CHIA report may be required as a condition of approval for Site Development and Draft Plan of Subdivision applications.

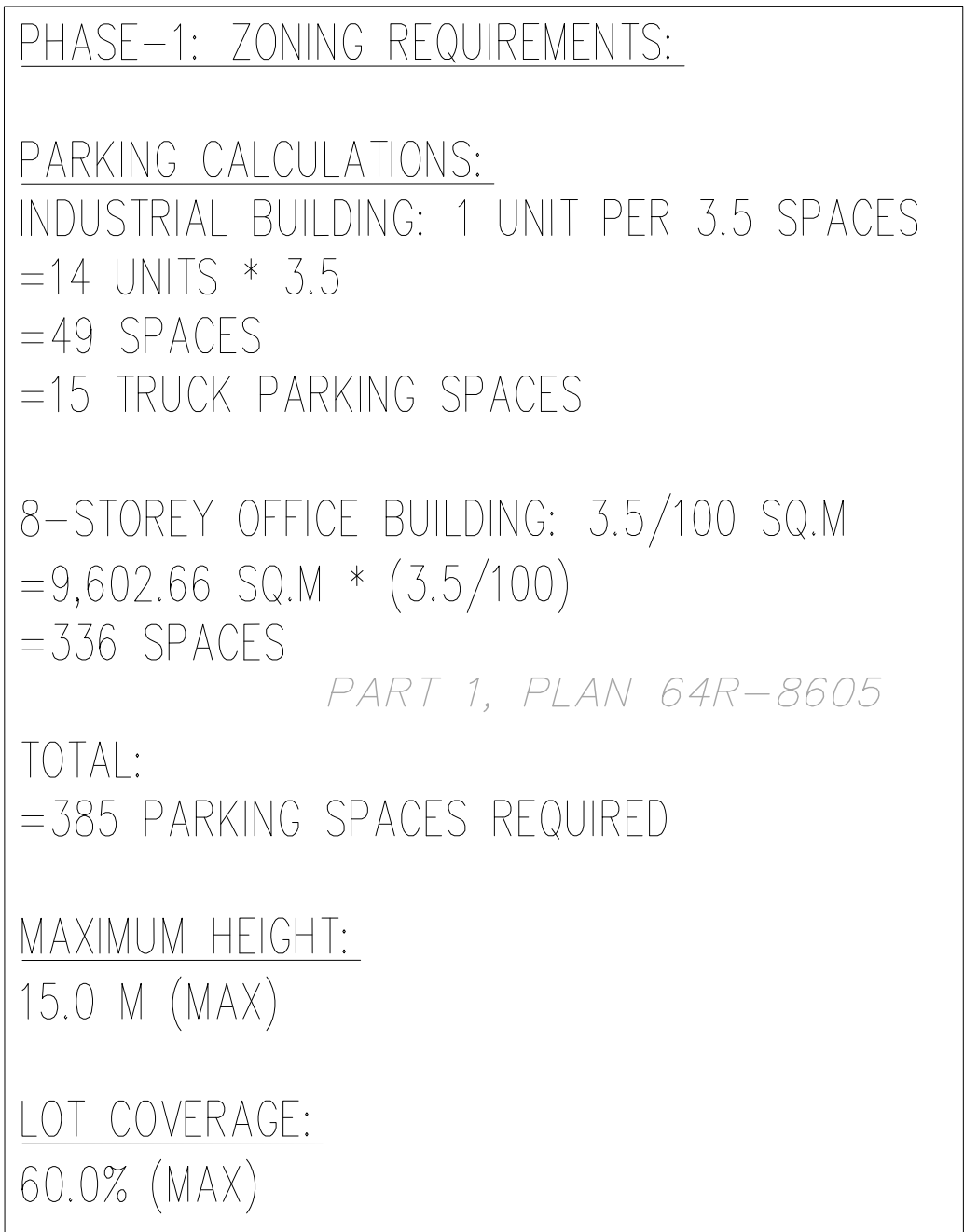
Two hard copies plus two digital copies of the CHIA report shall be distributed to the City of Vaughan:

- one hard copy plus one digital copy to the Development Planning Department, and
- one hard copy plus one digital copy to the Urban Design and Cultural Heritage Division

Any questions or comments relating to these guidelines may be directed to the Urban Design and Cultural Heritage Division, Development Planning Department, City of Vaughan.

Appendix B Proposed Redevelopment





PHASE-1: PROPOSED INDUSTRIAL DEVELOPMENT:

PARKING:
- PARKING SPACES

NUMBER OF INDUSTRIAL UNITS:
14 UNITS

LOT COVERAGE:
8,030.28 SQ.M (31.84%)

GENERAL NOTES:

- 1) ALL DRAWINGS AND DESIGNS ARE COPYRIGHTED AND PROPERTY OF CANTAM GROUP LIMITED AND CANNOT BE REPRODUCED EXCEPT WITH SPECIFIC WRITTEN CONSENT FROM THE DESIGNER.
- 2) CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
- 3) DO NOT SCALE DRAWINGS.

[illegible]

PHASE-2: ZONING REQUIREMENTS:

PARKING CALCULATIONS:

HOTEL BUILDING: 1 UNIT PER 1.0 SPACE

=93 UNITS * 1.0

=93 SPACES

TOTAL:

=93 PARKING SPACES REQUIRED

MAXIMUM HEIGHT:

15.0 M (MAX)

LOT COVERAGE:

60.0% (MAX)

PHASE-2: PROPOSED HOTEL DEVELOPMENT:

PARKING:

93 PARKING SPACES

LOT COVERAGE:

1,290.77 SQ.M (9.32%)

PROJECT COORDINATOR:

CANTAM
Group Ltd.

PLANNING & BUILDING CONSULTANTS
850 TAPSCOTT ROAD, UNIT # 51, TORONTO, ON M1X 1N4
TEL: 416-335-3353 - FAX: 416-335-7967

© COPYRIGHT

SITE:

6666 RUTHERFORD ROAD, VAUGHAN, ON

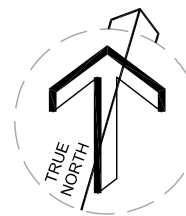
PROJECT:

PROPOSED DEVELOPMENT

DRAWING:

SITE PLAN

DATE: 2020 / 12 / 24	-
SCALE: AS SHOWN	DRAWING NO. SP1
DRN BY: JC	
CHK BY: YS	



SP 1