

Heritage Vaughan Committee Report

DATE: Wednesday, March 22, 2023

WARD: 1

TITLE: DELISTING OF 12330 HIGHWAY 27, 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 Heritage Vaughan Committee's support and recommend to the Committee of the Whole approval for the proposed removal of the subject property at 12330 Highway 27 (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 are requesting the subject property be removed from the Register of Cultural Properties of Historical Value.
- The property previously contained a 1 ½ storey farmhouse which was destroyed by fire and its remains were then demolished.
- Following the fire and subsequent demolition, the property no longer has cultural heritage value.

Recommendation

1. 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 northwest of the King-Vaughan Road and Highway 27, located on the east part of Lot 1, Concession 9. The property contained two buildings: the main dwelling in the middle of the property, and a large industrial /workshop at the rear of the property. The main dwelling was a 1 ½ storey Georgian farmhouse, dated to circa 1850. The building had a low hipped roof and five gables, was clad in stone, with red brick window heads and the roof was clad in modern asphalt shingles.

Previous Reports/Authority

There are no previous reports.

Analysis and Options

Since approximately 2006, a sizable portion of the property had been reconfigured to accommodate industrial / workshop activities and parking. As a result, the property does not have the potential to yield information that contributes to an understanding of a community or culture.

On March 10, 2009, a catastrophic fire completely destroyed the farmhouse at 12330 Highway 27. The Fire Department were called to the scene. The farmhouse was *“fully involved with heavy fire, showing from every window and the roof”*. Despite fire suppression efforts, the result was a total loss of the building. Due to the appropriate defensive measures taken and the location of the workshop at the back of the property, the workshop was untouched.

Following the destruction of the residence by fire, neither the property nor the structure are considered to be landmarks.

Financial Impact

There are no requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The built heritage resource at 12330 Highway 27 was destroyed by fire and subsequently the remaining material removed.

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: Wendy Whitfield Ferguson, Cultural Heritage Coordinator, Development Planning, ext. 8813.

Attachments

Attachment 1 – 12330Hwy27_Location Map

Attachment 2 – 12330Hwy27_Excerpt from the LSHS Inventory

Attachment 3 – 12330Hwy27_Fire Report

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