

Heritage Vaughan Committee Report

DATE: Wednesday, July 19, 2023

WARD: 5

TITLE: PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 141 CENTRE STREET - WARD 5 - VICINITY SOUTH SIDE OF 141 CENTRE STREET AND WEST OF YONGE STREET, ADJACENT TO THORNHILL HERITAGE CONSERVATION DISTRICT

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 designation of the property municipally known as 141 Centre Street located on the south side of Centre Street and west of Yonge Street (shown on Attachment 1).

Report Highlights

- The report proposes the designation of 141 Centre Street, a 2-storey, rough clad stucco Georgian house, built circa 1837.
- The property holds physical, associated, and contextual cultural heritage value as described in the attached Statement of Cultural Heritage Value.
- The designation of this property meets the policies of the Vaughan Official Plan and the objectives and required criteria outlined in the *Ontario Heritage Act* by the Province of Ontario Regulation 9/06.

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed development as presented, subject to the following conditions:

- a) That the Designation Report for 141 Centre Street be Received;
- b) That Council approve the recommendation of the Heritage Vaughan Committee to designate 141 Centre Street in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18;
- c) That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under Part IV, Section 29 of the Ontario Heritage Act R.S.O 1990, c.O.18 to the Ontario Heritage Trust, the Property Owner (City of Vaughan), and published in the local newspapers; and
- d) If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council pass a by-law designating 141 Centre Street and a copy of the by-law be served on the Owner (City of Vaughan) and Ontario Heritage Trust and a notice be published in the local newspapers.

Background

141 Centre Street was first identified as a potential heritage property in the 1960's and 1970's and was included in the 1976 Town of Vaughan first official review of potential heritage properties. It was Listed under Section 27 of the *Ontario Heritage Act* in 2005.

Cultural Heritage staff previously put forward this property for designation on May 16, 2012, but the matter was dropped due to the previous owner's concerns. Since 2012, some outbuildings were demolished, and the property underwent two severance applications in 2014 and 2015 to create new lots.

Recent Cultural Heritage staff research on the subject property has confirmed that the cultural heritage value of 141 Centre Street meets the criteria set out under OHA Regulation 9/06 for physical, associative and contextual cultural heritage value. A complete designation report that outlines these values is included herewith.

Previous Reports/Authority

May 16, 2012 Heritage Vaughan Meeting [CITY OF VAUGHAN](#)

[Committee of Adjustment on August 14, 2014](#)

[Committee of Adjustment on April 16, 2015 and May 14, 2015](#)

Analysis and Options

In June 2019, the *More Homes, More Choice Act, 2019* (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the *Ontario Heritage Act* ('OHA'). The Bill 108 Amendments to the OHA came into force on July 1, 2021, and include a shift in Part IV designations related to certain Planning Act applications. These changes affect Section 29(1.2) of the OHA which now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

The Bill 23, the *More Homes Built Faster Act, 2022*, Amendments to the OHA that came into force on January 1, 2023 mandates the municipalities to remove properties from the heritage register under section 27 if they do not pass a by-law designating the property on the second anniversary of the bill coming into force (January 1, 2025).

In light of this new legislation, it is imperative for City of Vaughan staff to identify cultural heritage properties that are currently Listed under Section 27 of the OHA or identified as a property of interest to be evaluated as a candidate for designation under Part IV, Section 29 of the OHA. The Province has amended O. Reg. 9/06 under the *Ontario Heritage Act*, which establishes nine provincial criteria for determining whether a property is of cultural heritage value or interest if it meets two or more of the nine criteria.

As set out in Vaughan's Official 2010 Plan, the City of Vaughan states that it is the policy of Council to:

6.1.1.1. To recognize and conserve cultural heritage resources, including heritage buildings and structures, Cultural heritage landscapes, and other cultural heritage resources, and to promote the maintenance and development of an appropriate setting within, around and adjacent to all such resources.

6.1.2.6. That the City shall use criteria established by Provincial regulation under the Ontario Heritage Act for determining cultural heritage value or interest and for identifying and evaluating properties for listing in the Heritage register and for designation under Part IV of the Ontario Heritage Act. The City may further refine these criteria and provide guidelines for their use through the Vaughan Heritage Conservation Guidelines.

6.1.2.7. Any property worthy of designation under Part IV of the Ontario Heritage Act that fulfills one or more of the criteria identified in policy 6.1.2.6 will be considered to possess cultural heritage value.

6.2.1.1. To make full use of the provisions of Provincial legislation, such as the Ontario Heritage Act, Planning Act, Municipal Act and Environmental Assessment Act, to protect and conserve cultural heritage resources in Vaughan.

Following a thorough examination of archival documentation, and after a documented site visit, staff finds that the subject property holds cultural heritage value and meets the criteria set out under the *Ontario Heritage Act* by the Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

Designation Comments

ADDRESS: 141 Centre Street

LEGAL: Concession 1, Lot 30

EVALUATION UNDER O.REG 9/06 CRITERIA

Ontario Regulation 9/06 made under the *Ontario Heritage Act* establishes nine criteria for determining cultural heritage value or interest. A property may be designated under Section 29 of the OHA if it meets two or more of these criteria. The following evaluation tables identify the application of each criterion as "N/A" (not applicable) or "X" (applicable) to the property, with explanatory text below.

The tables below give an overview of significant cultural heritage value of 141 Centre Street. The Statement of Cultural Heritage Value (see attachment 2) provides a full description of the property's cultural heritage attributes for evaluation purposes.

1. DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
▪ is a rare, unique, representative or early example of a style, type, expression, material or construction method	X
▪ displays high degree of craftsmanship or artistic merit	N/A
▪ demonstrates high degree of scientific or technical achievement	N/A

141 Centre Street represents physical heritage value as a two storey, early rough-clad stucco, vernacular Georgian house. The house was built in 1840 and the building's siting, building envelope, structure, original exterior finish materials all contribute to the property's significant cultural heritage value.

2. HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
▪ has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	X
▪ yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
▪ demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

- The property known as 141 Centre Street is known for its associative value with the early settler families of Thornhill, such as Willson, McCarty, Jarrott and Cox. All families are known for their significant contributions to the Thornhill community.
- It also has an associative link to John S.H. Guest, an important early 20th century educator in Ontario.
- It represents one of the oldest structures in the village of Thornhill that is outside of the Thornhill Heritage Conservation District.

3. CONTEXTUAL VALUE

The property has contextual value because it is	
▪ important in defining, maintaining or supporting the character of an area	X
▪ physically, functionally, visually or historically linked to its surroundings	X
▪ a landmark	N/A

- 141 Centre Street also has contextual value as it is historically linked to its surroundings, and serves as a visible reminder of early 19th century settlement of Thornhill and its former rural streetscape
- The set back and location of the house, facing onto Centre Street are directly related to the context of the property in the 1840's
- The house has contextual value as being one of the earliest surviving structures of the original village, thus contributing to the rich history of the area as a pioneer village of former Upper Canada.

Financial Impact

There are no Financial Impacts associated with this report.

Operational Impact

Not applicable.

Broader Regional Impacts/Considerations

There are no Regional impacts or considerations for this application.

Conclusion

Staff finds that, as examined from archival documentation, the subject property holds cultural heritage value and meets the criteria of criteria as set out under the *Ontario Heritage Act* by the Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

The Development Planning Department is satisfied the proposed designation of 141 Centre Street conforms to the policies of the Vaughan Official Plan and the objectives and criteria of the *Ontario Heritage Act*. Accordingly, staff can support a Heritage Vaughan recommendation for Council approval of the proposed designation of 141 Centre Street under the *Ontario Heritage Act*.

For more information, please contact: Katrina Guy, Heritage Coordinator, ext. 8115.

Attachments

- Attachment 1 – 141Centre_Location Map.
- Attachment 2 – 141Centre_Statement of Cultural Heritage Value.
- Attachment 3 – 141Centre_Exterior photos.
- Attachment 4 – 141Centre_Historical photos.

Attachment 5 – 141Centre_Historical map.
Attachment 6 – 141Centre_May 2012 HV report.

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