

# Heritage Vaughan Committee Report

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**DATE:** Wednesday, July 19, 2023

**WARD:** 1

**TITLE: PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 11960 HIGHWAY 27 WARD 1 – WEST SIDE OF HIGHWAY 27 AND SOUTH OF KING-VAUGHAN ROAD**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**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 11960 Highway 27 located on the west side of Highway 27 and south of King-Vaughan Road (shown on Attachment 1).

**Report Highlights**

- The report proposes the designation of 11960 Highway 27 consisting of a 2-storey Georgian brick house, built circa 1860, and later contributing additions
- 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* ('OHA') by the Province of Ontario Regulation 9/06

**Recommendations**

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

- a) that the Designation Report for 11960 Highway 27 be Received;

- b) that Council approve the recommendation of the Heritage Vaughan Committee to designate 11960 Highway 27 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, that Council shall pass a by-law designating 11960 Highway 27 and a copy of the by-law shall be served on the Owner (City of Vaughan) and Ontario Heritage Trust and a notice be published in the local newspapers.

## **Background**

The subject property located at 11960 Highway 27, and known as the Locust Lane Farm, dates back to 1830 and continued operations until 1971. The property contains a 2-storey Georgian style brick dwelling, with two later additions built between 1882-1910 respectively.

Recent Cultural Heritage staff research on the subject property has confirmed that the cultural heritage value of 11960 Highway 27 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**

N/A

## **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: 11960 Highway 27

LEGAL: Conc.9 part of Lot 34, PLAN 65R34514 Part 1

ROLL: 1928000361105010000

### **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 11960 Highway 27. 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	<b>X</b>
▪ displays high degree of craftsmanship or artistic merit	<b>X</b>
▪ demonstrates high degree of scientific or technical achievement	<b>N/A</b>

11960 Highway 27 represents physical heritage value as a 2-storey brick clad vernacular Georgian house. The house was built in 1860 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	<b>X</b>
▪ yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<b>X</b>
▪ demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	<b>N/A</b>

- The property known as 11960 Highway 27 is known for its associative value with the early settler families of the Kleinburg vicinity, such as John Walker and William Irwin – known for their significant contributions to the community.
- It represents the some of the oldest structures outside the village of Kleinburg.

### 3. CONTEXTUAL VALUE

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

- 11960 Highway 27 has contextual value as it is historically linked to its surroundings, and serves as a visible reminder of early 19th century settlement and its former rural streetscape
- The farmstead has contextual value as being one of the earliest surviving farms with continued operations for over 150 years, thus contributing to the rich pioneer history 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 11960 Highway 27 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 11960 Highway 27 under the *Ontario Heritage Act*.

**For more information**, please contact: Nick Borcescu, Senior Heritage Planner, ext. 8191

## **Attachments**

- Attachment 1 – 11960Hwy27\_Location Map
- Attachment 2 – 11960Hwy27\_Statement of Cultural Heritage Value
- Attachment 3 – 11960Hwy27\_Exterior photos
- Attachment 4 – 11960Hwy27\_Historical photos of owners
- Attachment 5 – 11960Hwy27\_Historical maps

## **Prepared by**

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