

Heritage Vaughan Committee Report

DATE: Wednesday, November 22, 2023

WARD: 1

TITLE: PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 11511 WESTON ROAD – WARD 1, SOUTH OF KIRBY ROAD AND WEST OF HWY 400

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek Heritage Vaughan Committee's support and recommend to Committee of the Whole approval for the proposed designation of the property municipally known as 11511 Weston Road, located to the south of Kirby Road and west of Highway 400 (as shown on Attachment 1).

Report Highlights

- The report proposes the designation of 11511 Weston Road, a 1½ storey former school building converted into a residence.
- 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 Council approve the recommendation of the Heritage Vaughan Committee to designate 11511 Weston Road in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18;

- b) 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, and published in the local newspapers; and
- c) 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 11511 Weston Road and a copy of the by-law be served on the Owner and Ontario Heritage Trust and a notice be published in the local newspapers

Background

11511 Weston Road was evaluated as having significant architectural, historical and contextual value, and was approved in June 2005 by City of Vaughan Council to be added to the Listing of Significant Heritage Structures. Further research on the subject property has confirmed that the cultural heritage value of 11511 Weston Road 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.

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 re-examination of archival documentation, 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.

1. DESIGN OR PHYSICAL VALUE

▪ 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	X
▪ demonstrates high degree of scientific or technical achievement	N/A

11511 Weston Road presents physical heritage value by being a representative of gothic revival style. As one of the oldest surviving heritage buildings that was once used as a school, it displays an excellent level of craftsmanship. The structure is built with red brick and comprises of buff-brick quoins and voussoirs. Viewing the property from Weston Road there are two pointed-arched windows, one on either side of a brick chimney, and a horizontal bi-colour brick pattern can be seen near the roofline. Also from this view, an entrance into the building is visible, and there is a pointed-arched motif above the doorframe. The view of the elevations from Kirby Road showcases a mixture of rectangular shaped and pointed-arched windows. In addition, there are blind arches above some of the windows. The bi-colour brick pattern band near the roofline, has also been incorporated onto the elevations that can be seen from Kirby Road as well.

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

11511 Weston Road demonstrates historical value in various ways. The building serves as an indicator of the system of education during the period of it was built, and the ways in which students would participate. The former school is also connected to the Cameron family who were early settlers in the area, and one of the trustees for the construction of the building was Alex Cameron. In addition to being a trustee he was also a member of the Woodbridge Presbyterian Church.

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

11511 Weston Road structure and lot are significant in establishing and maintaining the cultural heritage aesthetic and the history of the mid-19th century history of Vaughan. Located on the northwest corner of Lot 30, Concession 5, the property holds contextual value as it is a longstanding feature, and historically linked to its surroundings. Being a fixture that can be seen near the corner of Weston Road and Kirby Road, it could be understood that it was an identifiable structure and marker within its community. The trustees of the school, Neil Malloy, Alexander Cameron, and Isaac Murray came together to help build the former school, and this building reflects both their individual success in having the ability to support the endeavour, as well as their commitment to contribute to the development of their community. It is here that the merit of the structure lies, just as much as in the architectural value.

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 required 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 11511 Weston Road 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 11511 Weston Road under the *Ontario Heritage Act*.

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

Attachments

- Attachment 1 – 11511 Weston Road_Location Map
- Attachment 2 – 11511 Weston Road_Statement of Cultural Heritage Value
- Attachment 3 –11511 Weston_LSHS Information Page
- Attachment 4 - 11511 Weston Road_Maps
- Attachment 5 - 11511 Weston Road_Building Photos
- Attachment 6 - 11511Weston_Memoir of the Life of Donald Cameron

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