

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 218-2023

A By-law to designate 439 Glenkindie Avenue, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Section 29 of the Ontario Heritage Act, R.S.O 1990 c.O.18.

WHEREAS Pursuant to Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended, the council of a municipality is authorized to enact a by-law to designate real property within the municipality, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the property described in Schedule “A” to this By-Law, municipally known as 439 Glenkindie Avenue is deemed to contain cultural heritage value or interest;

AND WHEREAS section 29(1.1) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 requires the council of a municipality to cause notice of intention to designate a property to be given to the Clerk of the municipality;

AND WHEREAS section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 requires a notice of intent to designate to be served on the owner of a property, on the Ontario Heritage Trust, and to be published in a newspaper;

AND WHEREAS, on April 25, 2023 the Council of the Corporation of the City of Vaughan caused notice of intention to designate 439 Glenkindie Avenue as a property of cultural heritage value or interest, with the notice served to the Ontario Heritage Trust and to the owners of 439 Glenkindie Avenue.

AND WHEREAS on August 31, 2023, the Clerk of the City of Vaughan published a notice of intention to designate 439 Glenkindie Avenue in a newspaper having general circulation in the municipality;

AND WHEREAS no notice of objection to the proposed designation was served within the thirty-day timeline prescribed by the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, on the Clerk of the City of Vaughan;

NOW THEREFORE the Council of The City of Vaughan ENACTS AS FOLLOWS:

1. That pursuant to Section 29 of the *Ontario Heritage Act*, the property located at 439 Glenkindie Avenue (the “Property”), in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, being more particularly described in Schedule “A” attached hereto and forming part of this By-law, shall be and is hereby designated as a property of cultural heritage value or interest.
2. That the Statement of Cultural Heritage Value or Interest for the Property explaining the reasons the Property is of cultural heritage value or interest is attached hereto in Schedule “B” and forms a part of this By-law.
3. That the City Solicitor is hereby authorized to cause a copy of this By-law and its Schedules, to be registered against the title to the Property in the proper land registry office.
4. That the City Clerk is hereby authorized to cause a copy of this By-law and its Schedules, to be served on the owner of the Property and on the Ontario Heritage Trust.
5. That the City Clerk is hereby authorized to publish notice of this By-law in a newspaper having general circulation in the municipality.

Adopted by City of Vaughan Council this 12th day of December, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk

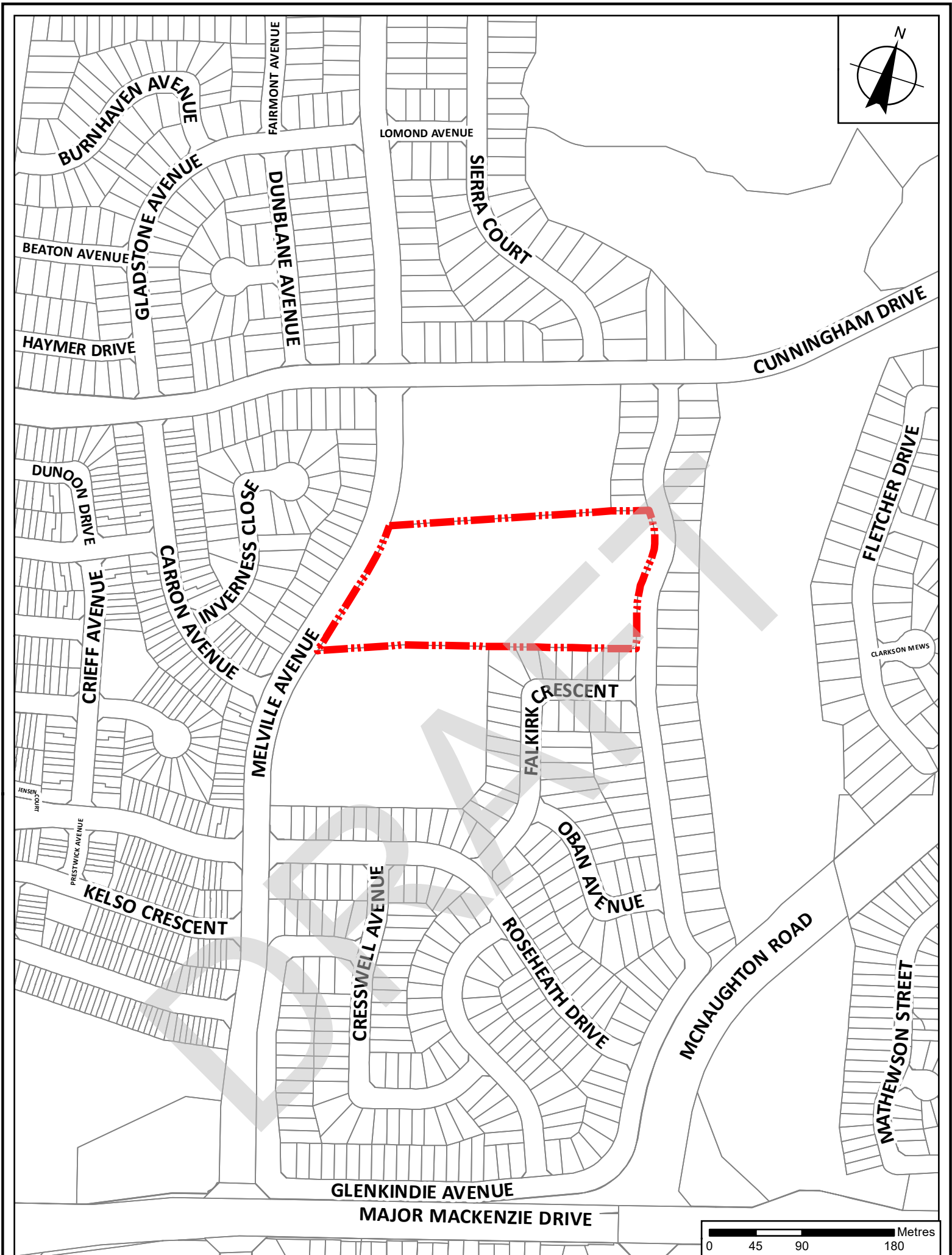
SCHEDULE "A" TO BY-LAW NUMBER 218-2023

Description of Lands

PIN: 033310702

Legal Address: PLAN 65M2943 BLK 73

DRAFT



Location Map To By-Law 218-2023

Location: 439 Glenkindie Avenue
 Part of Lot 22, Concession 4
 PIN: 033310702
City of Vaughan

 **Subject Lands**

SCHEDULE "B" TO BY-LAW NUMBER 218-2023

STATEMENT OF CULTURAL HERITAGE VALUE

LEGAL DESCRIPTION

ADDRESS: 439 Glenkindie

Avenue PLAN 65M-2943 Part of

Block 37 ROLL: 1928 000 2713

1600 0000

1½ storey, Georgian stone house with granite fieldstone and brick trim (1851~1860)

OVERVIEW

The cultural heritage value of the property known as 439 Glenkindie Avenue meets the criteria set out by the *Ontario Heritage Act* under Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

Name: Michael Cranny

House Date Built:

1851~1860

Address: 439 Glenkindie Avenue

Location: west side of Glenkindie Avenue, north of Falkirk Crescent; East of Divine Mercy Catholic Elementary School and northeast of Michael Cranny Elementary School

Condition: The house is in good physical condition

REASON FOR REGISTRATION

Section 27 of the *Ontario Heritage Act* enables municipalities to create a Heritage Register of properties of "cultural heritage value or interest". The current City of Vaughan Register was established and approved by Council on June 27, 2005. The Register has not been updated since that date. The Register also includes properties that are individually Designated under Part IV, Section 29 of the *Ontario Heritage Act*.

LSHS - Properties of Architectural or Historical Significance

These properties are officially "listed" under Section 27 of the *Ontario Heritage Act*. These properties do not require a Heritage Permit to alter, and the owner must give 60-day notice to the municipality if they wish to demolish all or any part of the structure. The City may ask for a Cultural Heritage Impact Assessment as part of an application (per VOP 2010). The municipality has the right to initiate the designation process under Section 29, which means that a property acquires the protection of a designated property.

HISTORICAL SIGNIFICANCE

According to information found in Reaman's *History of Vaughan Township*, Michael Cranny (Crannie) was in the township as early as 1837. The west half of Lot 22 in Concession 4 was indicated on *Tremaine's Map of the County of York (1860)* as being owned by Michael Cranny with a black square representing the location of a house. The *Historical Atlas of the County of York (1878)* indicates the same lot being owned by Henry Allison.

This house is the surviving representation of lands once owned by Michael Cranny, an early pioneer of the Maple area. Michael Cranny and his family were early settlers in the Maple area and this house reflects their success and hard work in the establishment of a homestead. It is here that the merit of the house lies, just as much as in the architectural value. Notably, Michael Cranny was a yeoman of Vaughan Township and registered in the 1838 rebellion.

The Cranny (also spelled Crannie, Cranney) family retained the property until 1870, when the executors of Thomas Cranney leased the property prior to relinquishing it in a Sheriff's sale the following year. By 1878 the property was shown to be in the hands of Henry Allison on the Tremaine 1878 map, although it does not appear to have been fully paid for until 1903. The property remained in the Allison family until 1940, when it was sold to one Nathan L. Nathanson.

Nathan L. Nathanson is known as the founder of Famous Players Canadian Corporation and, with his son, Paul Nathanson, the Odeon Theatres of Canada. During the 1930's, the family was once thought to be one of the 5th richest in the world. In 1940, they bought several properties in Maple to create one large farm known as Maple Crest (alternative spelling Maplecrest). Maple Crest Farms produced award winning livestock through the 1940's and 1950's.

In 1953, the Nathanson family sold part of their Maple holdings, including the West Half of Lot 22, Concession 4 to Canada Packers Ltd, to establish a research farm under the ShurGain label. The ShurGain Research Farm specialized in researching feed for cows and chickens and would continue operations in Maple until 1991, when the lands were repurposed for subdivision.

The property known as 439 Glenkindie Avenue is significant for its associated heritage value regarding the following subjects:

- a) the early settlement of Vaughan Township
- b) the 1837 Rebellion
- c) its strong ties to Ontario agricultural-industrial history
- d) its ties to a significant Canadian family, the Nathansons, who lived in Maple part time for many years.

ARCHITECTURAL DESCRIPTION

The building itself is a clear example of Georgian style constructed in granite fieldstone with brick trim and with some Neoclassical wood trim work. The style and plan of the building is typical of the region – but the quality of the detailing, especially in the stone and brick work on the main facade, is very fine and makes this house a choice, rather than a common example, of the period.

The house is built in a T-shape plan that has subsequently been enlarged. The rear area (to the west) where the brick is faced with wood was added cca. 1900. But it is the east face of the house that displays originality and portrays the delight and charming detail that typifies the Gothic style. This is the public facade and as such provides an integral part of the approach or departure from Maple's main street. The 1-1/2 storey is broken by the central gable which houses a rectangular window. The red brick is trimmed with yellow brick quoins, which project on the easterly faces. The house is built on stone foundations with a full basement. The east facade is the main face and is the most fully detailed: the front door has a beautiful semi-elliptical fanlight which is broken up into a few fan-shaped mullions and finished with swagged mullions. The sidelights are composed of ogee arches, and all are paned with different coloured glass of blues and violet. The brick voussoir over the door is also "fanned" in reference to the light it surmounts. The windows to each side of the door are large and double-hung with wooden sills. The voussoirs above these are remarkable for the carefully shaped brick especially in the small central arch which relieves the horizontal line.