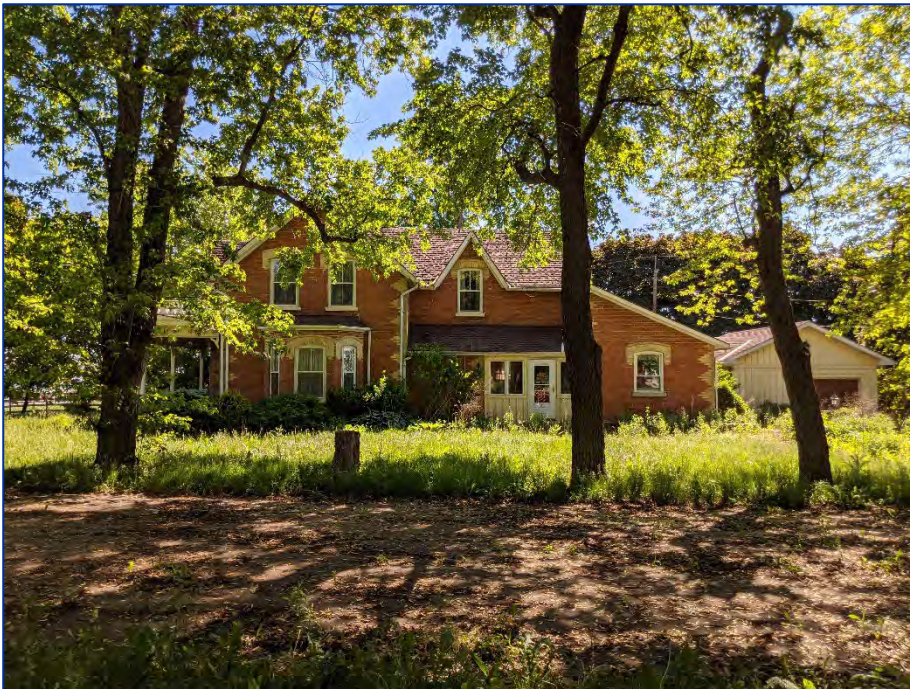


FINAL REPORT:

Cultural Heritage Impact Assessment

6701 Highway 7, Vaughan, Ontario



**LHC Heritage
Planning &
Archaeology Inc.**

Kingston | Toronto
Ottawa

837 Princess Street, Suite 400
Kingston, ON
K7L 1G8

Phone: 613-507-7817
Toll Free: 1-833-210-7817
E-mail: info@lhcheritage.com

September 2023

Project # LHC0211

LHC

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Report prepared for:

Sam Speranza, MCIP, RPP
1406979 Ontario Limited
c/o ZZEN Group of Companies
100 Zenway Boulevard
Woodbridge, Ontario, L4H 2Y7

Report prepared by:

Colin Yu, M.A., CAHP
Hayley Devitt Nabuurs, M.Pl. (no longer with LHC)
Abraham Plunkett-Latimer, M.A., M.Pl (no longer with LHC)

Graphics prepared by:

Jordan Greene, BA

Reviewed by:

Christienne Uchiyama, MA, CAHP

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REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A: Project Personnel. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies. All comments regarding the condition of any buildings on the Property are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

With respect to historical research, the purpose of this report is to obtain sufficient material to evaluate the property. The authors are fully aware that there may be additional historical information not treated here. Nevertheless, the consultants believe that the information collected, reviewed and analyzed is sufficient to conduct an evaluation using O. Reg. 9/06 criteria.

As a result of restrictions related to the current COVID-19 state of emergency access to research materials was restricted to digitized repositories.

EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results as well as limitations.

LHC was retained was retained in May 2020 by 1406979 Ontario Limited to undertake a Cultural Heritage Evaluation Report (CHER) for the property at 6701 Highway 7 (“the Property”) in the City of Vaughan, Ontario. At the time of this report’s initial production, there was no proposed development, and the report was undertaken as due diligence for the future development of the Property.

The Property is *listed* under Section 27, Part IV of the *Ontario Heritage Act* on the City of Vaughan’s Heritage Register.

The purpose of the CHER was to review the cultural heritage value or interest (CHVI) of the Property and to articulate the heritage attributes of the Property and potential heritage planning constraints. The evaluation determined that the Property satisfies the criteria outlined in *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* under the *Ontario Heritage Act*. The key resource which exhibits cultural heritage value or interest being the early 1900s two-storey brick residence. The heritage attributes which exhibited the cultural heritage value of the Property were associated with the residence and were articulated in a draft Statement of Cultural Heritage Value or Interest.

Subsequent to the CHER, a Severance Application for the Property was submitted and was approved with conditions.

In order to address the concerns of the severance on the cultural heritage value or interest of the *listed* property, a CHIA was prepared in June 2022, building on the CHER and including an assessment of impacts of the severance. Based on a review of potential impacts of the proposed severance, the 2022 CHIA determined that all of the Property’s heritage attributes were associated with the farmhouse structure contained in a portion of the Retained Parcel A and were far removed from Severed Parcel A. No adverse impacts were identified and LHC recommended that the boundaries of the *listed* property on Vaughan’s Heritage Register be updated to exclude Severed Parcel A.

Subsequent to the 2022 CHIA, the property experienced a fire on 27 March 2023. The fire resulted in the destruction of a large portion of the farmhouse, the remainder of the farmhouse was mechanically removed.

This CHIA has been prepared to evaluate the Property, based on its existing conditions. Given that the previously identified heritage attributes are no longer extant, it is LHC’s professional opinion that the Property no longer exhibits cultural heritage value or interest. It is recommended that the Property be removed from the City of Vaughan’s Heritage Register.

The report has been prepared in compliance with the Ontario Heritage Toolkit: Heritage Resources in the Land Use Planning Process (2005) and the City of Vaughan’s Guidelines for the Preparation of a Cultural Heritage Impact Assessment.

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1.0 INTRODUCTION TO THE PROPERTY

LHC was retained in May 2020 by 1406979 Ontario Limited to undertake a Cultural Heritage Evaluation Report (CHER) for the property at 6701 Highway 7 (“the Property”) in the City of Vaughan, Ontario.

The Property is *listed* under Section 27, Part IV of the *Ontario Heritage Act* on the City of Vaughan’s Heritage Register.

At the time of this report’s initial production, there was no proposed development, and the report was undertaken as due diligence for the future development of the Property. The purpose of the CHER was to review the cultural heritage value or interest (CHVI) of the Property and to articulate the heritage attributes of the Property and potential heritage planning constraints.

The evaluation determined that the Property satisfies the criteria outlined in *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* under the *Ontario Heritage Act*. The key resource which exhibits cultural heritage value or interest being the early 1900s two-storey brick residence. The heritage attributes which exhibit the cultural heritage value of the Property are articulated in a draft Statement of Cultural Heritage Value or Interest in Section 7 of this document.

LHC prepared a Cultural Heritage Impact Assessment (CHIA) in June 2022 which recommended that the boundaries of the *listed* property on Vaughan’s Heritage Register be updated to exclude Severed Parcel A.

This CHIA has been prepared to re-evaluate the Property following a fire that resulted in the destruction of the dichromatic brick farmhouse on 27 March 2023.

1.1 Property Owner

The Property is owned by 1406979 Ontario Limited.

1.2 Property Description

The Property is located in the City of Vaughan and the Regional Municipality of York (Figure 1). The Property lies in three legal property parcels and is described as part of Lots 4 and 5, Concession 9, part of Lot 4, Concession 10 and part of the original road allowance between Concessions 9 and 10 in the historic Township of Vaughan, County of York (Figure 2).

The Property is located south of Highway 7, east of Huntington Road, and west of Highway 427. The Glenview Memorial Gardens are located direct to the south. Observed land use in the vicinity of Property is agricultural to the south, urban commercial to the north and east, and a subdivision and the Clairville Conservation Area west of the Property.

1.3 Property Heritage Status

The Property is currently *listed* on the City of Vaughan’s Municipal Heritage Register under Section 27 Part IV of the *Ontario Heritage Act*.

1.4 Adjacent Heritage Properties

The City of Vaughan defines adjacent as follows:

Adjacent when applied to cultural or built heritage means, those lands contiguous to a protected heritage property. (City of Vaughan OP, 2010)

The Property is not adjacent to any protected heritage properties.



<div>Legend</div> <div><div></div>Property</div>	<div>CLIENT</div> <div>ZZEN Group of Companies</div>			
	<div>PROJECT</div> <div>Cultural Heritage Impact Assessment</div> <div>6701 Highway 7, Vaughan, Ontario</div>			
<div>NOTE(S)</div> <div>1. All locations are approximate.</div>	<div>TITLE</div> <div>LOCATION PLAN</div>			
<div>REFERENCE(S)</div> <div>1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community</div> <div>PORIONS OF THIS DOCUMENT INCLUDE INTELLECTUAL PROPERTY OF ESRI AND ITS LICENSORS AND ARE USED UNDER LICENSE. COPYRIGHT (C) ESRI AND ITS LICENSORS. ALL RIGHTS RESERVED.</div>	CONSULTANT	YYYY-MM-DD	2020-08-21	
	<div>LHC</div>	DESIGNED	----	
		PREPARED	JG	
		REVIEWED		
		APPROVED		
PROJECT NO. LHC0211		FIGURE: 1		



<p>Legend</p> <p> Study Area</p>	<p>CLIENT ZZEN Group of Companies</p> <p>PROJECT Cultural Heritage Impact Assessment</p> <p>6701 Highway 7, Vaughan, Ontario</p>		
<p>NOTE(S)</p> <p>1. All locations are approximate.</p>	<p>TITLE Study Area Current Conditions</p>		
<p>REFERENCE(S)</p> <p>1. Google Earth Pro, 2021</p> <p>PORCTIONS OF THIS DOCUMENT INCLUDE INTELLECTUAL PROPERTY OF ESRI AND ITS LICENSORS AND ARE USED UNDER LICENSE. COPYRIGHT (C) ESRI AND ITS LICENSORS. ALL RIGHTS RESERVED.</p>	<p>CONSULTANT</p> <p>LHC Landscape Heritage Consulting Inc.</p>	<p>YYYY-MM-DD 2020-08-21</p>	<p>DESIGNED ----</p>
		<p>PREPARED JG</p>	<p>REVIEWED</p>
		<p>APPROVED</p>	
		<p>PROJECT NO. LHC0211</p>	

2.0 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning and intervening guidance from Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada and the Ontario Heritage Tool Kit. Understanding the cultural heritage resource involves:

- Understanding the significance of the cultural heritage resource (known and potential) through research, consultation and evaluation—when necessary.
- Understanding the setting, context and condition of the cultural heritage resource through research, site visit and analysis.
- Understanding the heritage planning regulatory framework around the cultural heritage resource.

This CHIA is also guided by Info Sheet #5, Heritage Impact Assessments and Conservation Plans. A description of the proposed development or site alteration, measurement of development or site impact and consideration of alternatives, mitigation and conservation methods are included as part of planning for the cultural heritage resource.

This is consistent with the recommended methodology outlined in the *Ontario Heritage Tool Kit: Heritage Property Evaluation*. To evaluate a property for cultural heritage value or interest (CHVI), the Tool Kit identifies three key steps: Historical Research, Site Analysis, and Evaluation.

2.1 City of Vaughan Cultural Heritage Impact Assessment Terms of Reference

The report has been prepared in accordance with the City of Vaughan's *Guidelines for the Preparation of a Cultural Heritage Impact Assessment* which require that the report be completed by a qualified heritage specialist. Qualifications of this report's authors are provided in Appendix A of this CHIA. A CHIA is meant to "assess and identify the impacts of the proposed development or alteration on the heritage resource...[and]...Recommend a conservation approach to best conserve the heritage resource and to avoid or mitigate negative impacts to the heritage resource within the context of the proposed development. This will be further developed through a Conservation Plan for Heritage Resources."¹

The document identifies the minimum required components of a CHIA includes the following items:

1. The CHIA must be prepared by a qualified heritage specialist. [Information provided in Appendix A]
2. Applicant and owner contact information. [Information provided on page iii]

¹ The Corporation of the City of Vaughan. n.d. Guidelines for Cultural Heritage Impact Assessments. Accessed from: https://www.vaughan.ca/services/business/heritage_preservation/General%20Documents/Guidelines%20for%20CHIA%202017.pdf

3. A description of the property, both built form and landscape features, and its context including nearby cultural heritage resources. If the requirement for the CHIA is to evaluate potential a cultural heritage landscape, a topographic map will be required within this report. [Information provided in Section 5]
4. A chronological description of the history of the property to date and past owners, supported by archival and historical material. [Information provided in Section 4]
5. A development history and architectural evaluation of the built cultural heritage resources found on the property, the site's physical features, and their heritage significance within the local context. [Information provided in Section 4.3]
6. A condition assessment of the cultural heritage resources found on the property. [Information provided in Section 5]
7. The documentation of all cultural heritage resources on the property by way of photographs (interior and exterior) and /or measured drawings, and by mapping the context and setting of the cultural heritage resource. For properties within Heritage Conservation Districts, include documentation of contributing character attributes regarding massing, mature landscaping and trees and how it contributes the heritage streetscape within the Heritage Conservation District. [Information provided in Section 5]
8. A statement of cultural heritage value if one does not already exist. [Information provided in Section 7]
 - c. For non-designated built heritage resources, this statement shall be based on Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest. [Information provided in Section 6]
9. An outline of the development proposal for the lands in question and the potential impact, both adverse and beneficial, the proposed development will have on identified cultural heritage resources and/or the surrounding heritage conservation district. The proposed alteration and/or development should be assessed to determine how closely it follows the heritage conservation principles as outlined in Sections 6.2.2.6 - 6.2.2.9 of the Vaughan Official Plan 2010. A site plan drawing and tree inventory/arborist report is required for this section. [Information provided in Section 8]
10. An assessment of alternative options, mitigation measures, and conservation methods that may be considered to avoid or limit the negative impact on the cultural heritage resource(s). Methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit include, but are not limited to:

- Alternative development approaches;
- Isolating development and site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;
- Allowing only compatible infill and additions, and
- Reversible alterations.

The preferred strategy would be directed at conservation should any impact be discerned. Conservation strategies may include the following:

- A mitigation strategy including the proposed methods;
- A conservation scope of work including the proposed methods; and
- An implementation and monitoring plan.

Recommendations for additional studies/plans related to, but not limited to: conservation; site specific design guidelines; interpretation/commemoration; lighting; signage; landscape; stabilization; additional record and documentation prior to demolition; and long-term maintenance. [n/a]

2.2 Legislative/Policy Review

The CHIA includes a review of provincial legislation, plans and cultural heritage guidance, and relevant municipal policy and plans. This review outlines the cultural heritage legislative and policy framework that applies to the Property. The impact assessment considers the proposed project against this framework.

2.3 Historic Research

Historical research was undertaken to outline the history and development of the Property and its broader community context. Primary and secondary research was compiled from sources such as: historical atlases, local histories, air photos, architectural reference texts, available online sources, and previous assessments. All sources and persons contacted in the preparation of this report are listed as footnotes and in the report's reference list.

2.4 Site Visit

A site visit was carried out on 9 June 9 2020 by Christienne Uchiyama and Colin Yu. At this time photographic documentation of the exterior and interior of the building was collected, and the general context was documented and photographed.

An updated site visit was carried out on 19 September 2023 by Colin Yu. The purpose of this site visit was to confirm the existing conditions of the Property following the March 2023 fire.

2.5 Impact Assessment

The MHSTCI's *Information Sheet #5: Heritage Impact Assessments and Conservation Plans*² outlines seven potential negative impacts to be considered with any proposed development or property alteration. The impacts include, but are not limited to:

- a) **Destruction** of any part of any significant heritage attribute or features;
- b) **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
- c) **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
- d) **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
- e) **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
- f) **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- g) **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

The HIA includes a consideration of direct and indirect adverse impacts on adjacent properties with known or potential cultural heritage value or interest in Section 8.0.

² MHSTCI "Heritage Impact Assessments and Conservation Plans, Info Sheet #5" in *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Queen's Printer for Ontario, 2006)

3.0 POLICY FRAMEWORK

3.1 Provincial Planning Context

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulation, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *Planning Act*, the *Ontario Heritage Act (OHA)*, and the *Provincial Policy Statement (PPS)*. Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established.

3.1.1 The Planning Act, R.S.O. 1990, c.P.13

The *Planning Act* is the primary document for municipal and provincial land use planning in Ontario and was consolidated on 6 April 2023. This Act sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of *significant* architectural, cultural, historical, archaeological or scientific interest.³

Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS*, which is used under the authority of Part 1 (3).

3.1.2 Provincial Policy Statement (2020)

The *PPS* provides further direction for municipalities regarding provincial requirements. The *PPS* addresses cultural heritage in Sections 1.7.1d and 2.6. Section 1.7 of the *PPS* on long-term economic prosperity encourages cultural heritage as a tool for economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *Built Heritage Resources* and *cultural heritage landscapes* (Section 1.7.1d).”

Section 2.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. The subsections state:

2.6.1 *Significant Built Heritage Resources* and *significant* cultural heritage landscapes shall be *conserved*.

³ Province of Ontario, “Planning Act, R.S.O. 1990, c. P.13,” last modified 8 June 2023, accessed 21 August 2023, <https://www.ontario.ca/laws/statute/90p13>, Part I (2, d).

2.6.2 Development and site alteration shall not be permitted on lands containing Archaeological Resources or Areas of Archaeological Potential unless significant Archaeological Resources have been conserved.

2.6.3 Planning authorities shall not permit development and site *alteration* on *adjacent lands* to protected heritage property except where the proposed development and site *alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the protected heritage property will be *conserved*.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.⁴

Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The *PPS* makes the consideration of cultural heritage equal to all other considerations in relation to planning and development within the province.

A CHIA may be required by a municipality in response to Section 2.6.1 and 2.6.3 to conserve built heritage resources, cultural heritage landscapes, and the heritage attributes of a protected heritage property. A CHIA is one tool to conserve or demonstrate conservation of a cultural heritage resource.

3.1.3 Ontario Heritage Act, R.S.O. c.O.18

The *OHA* (consolidated 1 July 2023) and associated regulations establish the protection of cultural heritage resources as a key consideration in the land-use planning process, set minimum standards for the evaluation of heritage resources in the province, and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest. A municipality may *list* an individual property on its Municipal Heritage Register under Section 27 Part IV or designate an individual property under Section 29 Part IV if it meets either one or two, respectively, of the prescribed criteria for evaluating cultural heritage value or interest under the *OHA*.

O. Reg. 9/06 - as amended by *Ontario Regulation 569/22 (O. Reg. 569/22)* - identifies the criteria for determining cultural heritage value or interest under Section 29 of the *OHA* and is used to create a Statement of Cultural Heritage Value or Interest (**SCHVI**). These criteria are used in determining if an individual property has CHVI. The regulation has nine criteria:

⁴ Province of Ontario, "Provincial Policy Statement, 2020: Under the Planning Act," last modified 1 January 2023, accessed 21 August 2023, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>, 29.

- 1) 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;
- 2) The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit;
- 3) The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement;
- 4) 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;
- 5) The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture;
- 6) The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community;
- 7) The property has contextual value because it is important in defining, maintaining or supporting the character of an area;
- 8) The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings; or,
- 9) The property has contextual value because it is a landmark.⁵

The Property is currently *listed* under Section 27, Part IV of the *Ontario Heritage Act* on the City of Vaughan's Heritage Register.

3.1.4 Places to Grow Act, 2005 S.O. 2005

The *Places to Grow Act* guides growth in the province and was consolidated 1 June 2021. It is intended:

- a) to enable decisions about growth to be made in ways that sustain a robust economy, build strong communities and promote a healthy environment and a culture of conservation;

⁵ Province of Ontario, "O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest," under *Ontario Heritage Act*, R.S.O. 1990, c. O.18, last modified 1 January 2023, <https://www.ontario.ca/laws/regulation/060009>; Province of Ontario, "O. Reg. 569/22: Criteria for Determining Cultural Heritage Value or Interest," under *Ontario Heritage Act*, R.S.O. 1990, c. O.18, last modified 15 December 2022, <https://www.ontario.ca/laws/regulation/r22569>.

- b) to promote a rational and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and makes efficient use of infrastructure;
- c) to enable planning for growth in a manner that reflects a broad geographical perspective and is integrated across natural and municipal boundaries;
- d) to ensure that a long-term vision and long-term goals guide decision-making about growth and provide for the co-ordination of growth policies among all levels of government.⁶

This act is administered by the Ministry of Infrastructure and enables decision making across municipal and regional boundaries for more efficient governance in the Greater Golden Horseshoe area.

3.1.5 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Property is located within the area regulated by *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan)*, which came into effect on 16 May 2019 and was consolidated on 28 August 2020.

In Section 1.2.1, the *Growth Plan* states that its policies are based on key principles, which includes:

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.⁷

It describes cultural heritage resources as:

The *GGH* also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.⁸

Policies specific to cultural heritage resources are outlined in Section 4.2.7 and indicate that “cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.”⁹

⁶ Province of Ontario, “Places to Grow Act, 2005, S.O. 2005, c. 13,” last modified 1 June 2021, accessed 21 August 2023, <https://www.ontario.ca/laws/statute/05p13>, 1.

⁷ Province of Ontario, “A Place to Grow: Growth Plan for the Greater Golden Horseshoe,” last modified 28 August 2020, accessed 21 August 2023, <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>, 6.

⁸ Province of Ontario, “A Place to Grow: Growth Plan for the Greater Golden Horseshoe”, 39.

⁹ Province of Ontario, “A Place to Grow: Growth Plan for the Greater Golden Horseshoe”, 47.

Amendment 1 to *A Place to Grow* aligns the definitions of *A Place to Grow* with the PPS 2020.

3.1.6 Provincial Planning Context Summary

In summary, cultural heritage resources are considered an essential part of the land use planning process with their own unique considerations. As the province, these policies and guidelines must be considered by the local planning context. In general, the province requires significant cultural heritage resources to be conserved.

Multiple layers of municipal legislation enable a municipality to require a CHIA for alterations, demolition or removal of a building or structure adjacent to a listed or designated heritage property. These requirements support the conservation of cultural heritage resources in Ontario following provincial policy direction.

3.2 York Region Official Plan (2010, consolidated April 2019)

The Regional Municipality of York Official Plan (ROP) was approved by the Minister of Municipal Affairs in 2010 at which point it came partially into force. The Plan serves to outline a vision for the Region of York and provide guiding policies for lower tier municipalities under its jurisdiction. It has been consolidated to April 2019.

The ROP identifies the character of York Region. It states in Chapter 1, that York Region's cultural heritage, heritage sites, and First Nations and Métis sites are an important part of its beauty. Chapter 3: Healthy Communities furthers this by stating that the protection of heritage and culture is considered a key element in the development of healthy communities in York Region.

Section 3.4: Cultural Heritage, goes on to note York Region's:

Diverse cultural heritage [which] enhances quality of life and helps make York Region unique. Some of this legacy has been lost. The policies of this section are designed to promote cultural heritage activities and to conserve cultural heritage resources.¹⁰

Specific policies governing heritage conservation can be found in Section 3.4 with the objective being to "recognize, conserve and promote cultural heritage and its value and benefit to the community".¹¹ These policies include:

3.4.1 To encourage local municipalities to compile and maintain a register of significant cultural heritage resources, and other significant heritage resources, in consultation with heritage experts, local heritage committees, and other levels of government.

¹⁰ The Regional Municipality of York. 2010, consolidated April 2019. *The Regional Municipality of York Official Plan*. p. 49. Accessed from: <https://www.york.ca/wps/wcm/connect/yorkpublic/0dc3cfc2-2e0f-49d2-b523-dc7c14b08273/yropConsolidation2019Accessible.pdf?MOD=AJPERES&CVID=mLW2t3Y>

¹¹ Ibid. p. 50.

3.4.3 To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources.

3.4.6 To require that cultural heritage resources within secondary plan study areas be identified, and any significant resources be conserved.

3.4.8 To encourage local municipalities to consider urban design standards in core historic areas that reflect the areas' heritage, character and streetscape.

3.4.10 To recognize and celebrate the rich cultural heritage of the Region's ethnic and cultural groups.

3.4.11 To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources and ensure that development and site alteration on adjacent lands to protected heritage properties will conserve the heritage attributes of the protected heritage property¹²

The Plan does not include specific policies which outline how to identify, evaluate or conserve cultural heritage resources.

3.3 City of Vaughan Official Plan (2010[2019])

The *City of Vaughan's Official Plan* 2010 Volume 1 (OP) was adopted by the City of Vaughan Council in 2010 and was appealed to the Local Planning Appeal Tribunal (LPAT). Most of the OP's policies came into effect by LPAT orders prior to 25 March 2015 (PL11184). The OP provides a long-term set of visions, goals, and direction for the municipality to help appropriately address changes resulting from anticipated growth.

Chapter 6 *Cultural Heritage* of the OP states that the City has a long history of preserving cultural heritage resources, will support the protection of many cultural heritage resources, and the use and educational potential of these resources. Relevant policies include:

- 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.
- 6.1.1.2. To support an active and engaged approach to heritage conservation and interpretation that maximizes awareness and education and encourages innovation in the use and conservation of heritage resources.¹³

Regarding Council's duty to promote Vaughan's cultural heritage the following policies apply:

¹² Ibid. Section 3.4.

¹³ The Corporation of the Municipality of Vaughan. 2010, consolidated June 2019. *The City of Vaughan Official Plan: Volume 1 Policies*. Chapter 6. Accessed from: https://www.vaughan.ca/projects/policy_planning_projects/General%20Documents/Official%20Plan%20Vol%201/VOP%202010%20Updates%202020/VOP%20Volume%201%20Feb%2010%202019.pdf

- 6.1.3.2. To promote recognition and use of heritage resources by:
 - a. recognizing and promoting heritage resources;
 - d. recognizing and commemorating lost heritage resources, including areas where major events occurred, important buildings, settlements and significant landscape features that no longer exist;¹⁴

Section 6.2 *Heritage Protection and Designation* outlines several policies which guide the conservation and maintenance of heritage resources. This section notes that:

Cultural heritage protection does not require that heritage resources remain static. Built heritage resources will be in continual use through rehabilitation, renovation, conservation and reuse. Through a creative application of heritage protection tools, Vaughan can maintain a legacy of heritage resources that reflect the City's rich past.¹⁵

Regarding Council's duty to promote Heritage Protection and Designation the following relevant policies apply:

- 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.
- 6.2.1.2. That cultural heritage resources in the Heritage register are subject to demolition control as specified under the *Ontario Heritage Act*. The City may use such controls to support the goals of heritage conservation, and may seek additional legislative authority to further protect cultural heritage resources from demolition.
- 6.2.2.1 That pursuant to the *Ontario Heritage Act*, the City may, through a by-law, protect cultural heritage resources by entering into heritage easement agreements or by designating:
 - a. individual properties
 - b. cultural heritage landscapes.¹⁶

Regarding heritage resource development the following policies apply:

- 6.2.2.2 That if development is proposed on any property listed in the Heritage register, that the property, or portions of the property, may be considered for heritage designation or entering into a heritage easement agreement to secure conservation of significant heritage resources.

¹⁴ Ibid.

¹⁵ Ibid. p. 171.

¹⁶ Ibid. Chapter 6.

- 6.2.2.4. Designated heritage properties shall be conserved in accordance with *Good heritage conservation practice*. The City may permit alterations or additions to designated heritage properties when those properties and their heritage attributes are conserved in accordance with *Good heritage conservation practice*. Any proposed alteration, addition, demolition or removal affecting a designated heritage property shall require a heritage permit application to be submitted for the approval of the City.
- 6.2.2.5. To require that, for an alteration, addition, demolition or removal of a designated heritage property, the applicant shall submit a Cultural heritage impact assessment, as set out in this Plan and in the Vaughan Heritage Conservation Guidelines when:
- a. the proposed alteration or addition requires
 - i. an Official Plan amendment;
 - ii. a Zoning By-law amendment;
 - iii. a Block Plan approval;
 - iv. a Plan of Subdivision;
 - v. a minor variance;
 - vi. a Site Plan application; or
 - b. the proposed demolition involves the demolition of a building in whole or part or the removal of a building or designated landscape feature.
- 6.2.2.6. That, in reviewing heritage permit applications, the City be guided by the following heritage conservation principles:
- a. *Good heritage conservation practices*;
 - b. protecting heritage buildings, Cultural heritage landscapes and archaeological sites including their environments from any adverse impacts of the proposed alterations, additions, works or development;
 - d. new additions and features should generally be no higher than the existing building and wherever possible be placed to the rear of the building or set back substantially from the principal façade so as to make the addition unobtrusive from the pedestrian realm; and
 - e. new development on vacant lots or lots currently occupied by non-heritage structures in Heritage Conservation Districts designated under Part V of the Ontario Heritage Act be designed to fit harmoniously with the immediate physical or broader district context and streetscapes, and be consistent with the existing heritage architectural style through such means as:

- i. being similar in height, width, mass, bulk and disposition;
 - ii. providing similar setbacks;
 - iii. using like materials and colours; and
 - iv. using similarly proportioned windows, doors and roof shape.
- 6.2.2.7. To explore all options for on-site retention of heritage buildings and landscape features on designated heritage properties before resorting to relocation. The following alternatives be given due consideration in order of priority:
 - a. on-site retention in the original use and integration with the surrounding or new development;
 - b. on-site retention in an adaptive re-use;
 - c. relocation to another site within the same development; and
 - d. relocation to a sympathetic site within the City.
- 6.2.2.8. To allow, where appropriate, the adaptive re-use of a built heritage resource on a designated heritage property in a manner that does not adversely impact the heritage attributes of the resource.¹⁷

Section 6.2.4 of the OP states that “Cultural Heritage Impact Assessments provide the City with information about the potential impacts development may have on a cultural heritage resource and provide a basis for establishing how those impacts may be avoided or mitigated. Cultural heritage impact assessments may be required for many development activities on or adjacent to heritage resources.”¹⁸

- 6.2.4.1. That Cultural heritage impact assessments shall be prepared by a professional with expertise in cultural heritage resources and in accordance with the requirements of this Plan, and that:
 - a. the assessment must demonstrate whether the heritage values and character of cultural heritage resources, as identified by the City, are being retained, improved, adversely impacted or lost by the proposed development;
 - b. the assessment may not substitute alternate heritage values or character for those that have been approved or endorsed by the City; and
 - c. where there is no designation by-law, approved heritage character statement or approved conservation plan, the assessment must

¹⁷ Ibid. Chapter 6.

¹⁸ Ibid. p. 175.

document, to the City's satisfaction, the cultural heritage values of the property.

- 6.2.4.2. That Cultural heritage impact assessments are subject to City review. In review of Cultural heritage impact assessments, the City:
 - a. will be guided by Good heritage conservation practices and heritage conservation principles as identified in policy 6.2.2.6 of this Plan, by priorities for on-site retention as identified in policy 6.2.2.7 of this Plan, and by any other relevant policies of this Plan; and
 - b. may impose conditions of approval to secure the long-term conservation of the resource
- 6.2.4.4. That, in the event a cultural heritage resource is to be demolished and this has been demonstrated to the City's satisfaction, the Cultural heritage impact assessment must recommend, to the City's satisfaction, mitigation measures (such as the reuse of materials or building elements in the development or in other developments) and archival documentation, as may be defined in the Vaughan Heritage Conservation Guidelines.¹⁹

The Property has been identified as a potential cultural heritage landscape, based on a windshield survey, in a 2010 report commissioned by the City of Vaughan as part of the OP Review but it has not been formally recognized as a cultural heritage landscape.²⁰ The OP outlines the following policies regarding cultural heritage landscapes:

- 6.3.1.1. To conserve and protect cultural heritage landscapes deemed significant through cultural heritage surveys or other studies.
- 6.3.1.2. To prepare and maintain an inventory of cultural heritage landscapes and include significant cultural heritage landscapes in the Heritage register.
- 6.3.1.3. To showcase *cultural heritage landscapes* by, among other things, encouraging, where appropriate public access and preserving viewpoints, viewsheds and vistas to and from *cultural heritage landscapes*.

¹⁹ Ibid. Chapter 6.

²⁰ Archaeological Services Inc. *City of Vaughan Official Plan Cultural Heritage Landscape Inventory and Policy Study*, 13. Accessed from https://www.vaughan.ca/projects/policy_planning_projects/General%20Documents/Background%20Papers/Cultural%20Heritage%20Landscape%20Inventory%20and%20Policy%20Study/11cPages%20from%20CHlandscape-inventory-inventory.pdf

- 6.3.1.4. That, where *cultural heritage landscapes* are located within close proximity to natural heritage resources, opportunities to integrate these resources through *conservation* and interpretation be considered.²¹

The Property is designated Employment Commercial Mixed Use on Schedule 13 of the OP.²² No specific heritage policies are associated with this designation.

The Property is identified on Schedule 14-B of the OP as being located within the Huntington Business Park Special Policy Area (Figure 3).²³ No additional heritage conservation policies have been outlined for this Policy Area.

²¹ The Corporation of the Municipality of Vaughan. 2010, consolidated June 2019. *The City of Vaughan Official Plan: Volume 1 Policies*. Chapter 6.

²² The Corporation of the Municipality of Vaughan. 2010, consolidated June 2019. *The City of Vaughan Official Plan: Volume 1 Schedules*. Schedule 13 Land Use. Accessed from: https://www.vaughan.ca/projects/policy_planning_projects/General%20Documents/Official%20Plan%20Vol%201/Current%20VOP%202010%20Schedules/VOP%202010%20Consolidated%20Schedules%20July%20202020.pdf

²³ Ibid. Schedule 14-B Areas Subject to Are Specific Plans.



Figure 3: Huntington Business Park Land Use Plan. Property area indicated by yellow box. (City of Vaughan, 2019. Annotations by LHC.).

3.3.1 The City of Vaughan Zoning By-law 1-88

The Property is zoned as EM1 Prestige Employment Area under The Comprehensive Zoning By-law 1-88. 24 No specific heritage policies are associated with this designation.

3.4 Local Planning Context Summary

Both Regional and Local planning policy support the conservation of heritage resources. Regarding development, the City of Vaughan supports on site conservation before other options and requires the preparation of a CHIA prior to proposed development.

²⁴ The Corporation of the Municipality of Vaughan. 1989, consolidated December 2018. The Comprehensive Zoning By-Law 1-88. Accessed from: https://www.vaughan.ca/services/business/zoning_by_law_and_opas/188/bylaw1-88_2012_VOL_Dec.%203_2018.pdf

4.0 RESEARCH AND ANALYSIS

4.1 Natural History and Early Indigenous Land Use

The City of Vaughan website includes the following Aboriginal Territorial Acknowledgment:

We respectfully acknowledge that we are situated on Traditional Territories and Treaty Lands, in particular those of the Mississaugas of the New Credit First Nation, as well as the Anishinaabeg of the Williams Treaty First Nations, the Huron-Wendat, and the Métis Nation. As representatives of the people of the City of Vaughan, we are grateful to have the opportunity to work and live in this territory.²⁵

The following section provides a brief overview of Late Woodland land use history of the general area, followed by a general overview of early Euro-Canadian settlement.

The pre-European contact (pre-contact) history of this area is long and diverse. Archaeologists generally divide the chronology of pre-contact land use in Southern Ontario into three primary periods based on characteristics of settlement patterns and material culture: Palaeo; Archaic; and, Woodland. It should be stressed that much of the historic record related to the location and movement of Indigenous peoples in present-day Ontario is based on the documentary record of the experiences and biases of early European explorers, traders and settlers.

The cultural history of southern Ontario began around 11,000 years ago, following the retreat of the Wisconsin glacier. During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was similar to the modern sub-arctic; and vegetation was dominated by spruce and pine forests. The initial occupants of the province, distinctive in the archaeological record for their stone tool assemblage, were nomadic big-game hunters (i.e., caribou, mastodon and mammoth) living in small groups and travelling over vast areas of land, possibly migrating hundreds of kilometers in a single year.²⁶

During the Archaic archaeological period (8000-1000 BCE) the occupants of southern Ontario continued to be migratory in nature, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. The stone tool assemblage was refined during this period and grew to include polished or ground stone tool technologies. Evidence from Archaic archaeological sites point to long distance trade for exotic items and increased ceremonialism with respect to burial customs towards the end of the period.²⁷

More notably, during the latter part of the Middle Archaic archaeological period (6000-4500 BCE) a Laurentian Archaic archaeological culture appeared in southeastern Ontario, northern

²⁵ City of Vaughan. (2017) *Archaeological History*.

²⁶ Chris Ellis and D. Brian Deller, "Paleo-Indians," in *The Archaeology of Southern Ontario to A.D. 1650*. Edited by Chris J. Ellis and Neal Ferris. Occasional publication of the London Chapter, Ontario Archaeological Society, No. 5 (1990): 37.

²⁷ Chris Ellis *et. al.*, "The Archaic," in *The Archaeology of Southern Ontario to A.D. 1650*. Edited by Chris J. Ellis and Neal Ferris. Occasional publication of the London Chapter, Ontario Archaeological Society, No. 5 (1990): 65-124.

New York and Vermont, and western Quebec. The Laurentian Archaic archaeological culture appeared around 6000-5500 BCE and lasted for more than a thousand years. This period is associated with the Canadian biotic province, which was characterised by a unique species community based in mixed deciduous-coniferous forest. A diversity of tool types can be found in Laurentian Archaic sites, including broad bladed projectile points, various chipped stone artifacts, and a range of ground and polished stone tools such as semi-lunar knives, adzes, gouges, and un-grooved axes. A variety of bone tools including needles, barbed harpoons, fish hooks, and bi-pointed gorges along with associated faunal remains provides evidence of specialised fishing and hunting practices.²⁸ The appearance of copper by the Middle Archaic is indicative of an extensive trade network, while less extensive territories were utilized for subsistence.

The Woodland period in southern Ontario (1000 BCE–CE 1650) represents a marked change in subsistence patterns, burial customs and tool technologies, as well as the introduction of pottery making. The Woodland period is sub- divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE–CE 500) and Late Woodland (500-1650 CE). During the Early and Middle Woodland, communities grew in size and were organized at a band level. Subsistence patterns continued to be focused on foraging and hunting. There is evidence for incipient horticulture in the Middle Woodland as well as the development of long-distance trade networks.²⁹

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village- based communities around 500–1000 CE. It was during this period that corn (maize) cultivation was introduced into southern Ontario. The Late Woodland period is divided into three distinct stages: Early Iroquoian (1000–1300 CE); Middle Iroquoian (1300–1400 CE); and Late Iroquoian (1400–1650 CE). The Late Woodland is generally characterized by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. These village communities were commonly organized at the tribal level.³⁰ By the 1500s, Iroquoian communities in southern Ontario – and northeastern North America, more widely – were politically organized into tribal confederacies. South of Lake Ontario, the Five Nations Iroquois Confederacy comprised the Mohawk, Oneida, Onondaga, Cayuga, and Seneca, while Iroquoian communities in southern Ontario were generally organized into the Petun, Huron and Attawandaron (or Neutral) Confederacies

²⁸ Norman Clermont, "The Archaic Occupation of the Ottawa Valley," in Pilon ed., *La préhistoire de l'Outaouais/Ottawa Valley Prehistory*. Outaouais Historical Society. pp. 47-53. 1999: pp 47-49.

²⁹ Michael Spence et. al., "Cultural Complexes of the Early and Middle Woodland Periods," in *The Archaeology of Southern Ontario to A.D. 1650*. (1990): 125-169.

³⁰ William Fox, "The Middle Woodland to Late Woodland Transition," in *The Archaeology of Southern Ontario to A.D. 1650*. (1990): 171-188 and David Smith, "Iroquoian Societies in Southern Ontario: Introduction and Historical Overview," in *The Archaeology of Southern Ontario to A.D. 1650*. (1990): 279-290.

The Late Woodland period (ca. 500-1650 CE) is marked by the establishment of larger village sites, sometimes containing dozens of longhouses and fortified with palisade walls. Agriculture increased during this period, as did regional warfare.

4.2 Post Euro-Canadian Contact History

Prior to the nineteenth century, the area that is now Vaughan saw only very sparse European or Euro-Canadian activity. It is commonly believed that Étienne Brûlé, protégé of Samuel de Champlain, was the first European to explore the area and the Toronto Carrying Place (the portage route between Lakes Ontario and Simcoe) in 1615. This assertion has come under criticism more recently, but it is agreed that Europeans were in the region by the seventeenth century.³¹ However, there was little in the way of permanent European presence in the region until after the British Empire's defeat during the American Revolution.

In the wake of the creation of the United States, United British Empire Loyalists flooded into a previously sparsely populated Upper Canada while Governor John Graves Simcoe was offering 200 acres of land to immigrants who could farm. In exchange, the immigrant must clear 5 acres of land, build a house, and construct a road across the front of the lot.³²

Governor Simcoe elected to create 19 counties, as well as a massive road network that divided them into smaller townships. As a result, the County of York was established on 16 July 1792 to serve as a territorial unit, electoral division, and militia.³³ The County was surveyed from 1795 to 1851 by Surveyor Tredell.³⁴ The lots are numbered south to north from 1 to 35 except for Concession 1 which numbers from 26 to 60.³⁵

Vaughan Township grew quickly as a direct route from York (present-day Toronto) to the north via Yonge Street. Euro-Canadians built roads that complemented the area's several significant river systems and their natural passage northward, including the Humber River Watershed and the Don River system. Those river systems, aside from transportation routes, were themselves essential infrastructure prerequisites for the most important feature of rapid settlement: water mills.³⁶ Vaughan's communities relied heavily on mills for growth for well over a hundred years, and they attracted skilled workers and businesses.³⁷ While initial growth in the Vaughan Township was slow to begin, the population grew immensely between 1800 (population of 54) and 1840 (population of 4,300), and by 1840 all farmable land had been claimed.³⁸

The County of York became a municipal body with elected council and 80,000 residents by 1850.³⁹ Prior to 1849 there was no governing body for townships until the development of the

³¹ City of Toronto. (2017). *Natives and Newcomers, 1600-1793*.

³² Reaman, G.E. 1971. *A History of Vaughan Township*. University of Toronto Press: Toronto, ON.

³³ Mitchell, J. 1950. *The Settlement of York County*. The Municipal Corporation of the County of York.

³⁴ Reaman, G.E. 1971. *A History of Vaughan Township*. University of Toronto Press: Toronto, ON.

³⁵ Ibid.

³⁶ City of Vaughan. 2017. *Importance of Mills*.

³⁷ Ibid.

³⁸ City of Vaughan. 2017. *Settlement in Vaughan*.

³⁹ Mitchell, J. 1950. *The Settlement of York County*. The Municipal Corporation of the County of York.

Baldwin Act which laid out basic municipal governance policies for Townships which Vaughan Township followed.⁴⁰

After the Second World War, Vaughan Township experienced rapid growth through immigration growing from 4,873 in 1935 to 15,957 in 1960.⁴¹ In 1971, the County of York became the Regional Municipality of York.⁴² Vaughan Township became a Town on January 1st, 1971 after it amalgamated with the Village of Woodbridge and a City 1991.⁴³

1.1.1 Property History Part of Lot 5, Concession 9

Based on archival and land registry analysis the Property's ownership can be understood as follows:

Table 1: Property Ownership

Ownership Period	Name(s)	Notes
1802 to 1865	Andrew Rider	200 acres granted by the Crown. ⁴⁴ ⁴⁵
Pre-1860 to 1869	Simon Shettler ⁴⁶	Purchased southern portion of the west-half of Lot 5 by 1860 based on Tremaine's Map.
1869 to 1903	George Witherspoon and Margaret Ryder	Purchased northwest portion of Lot 5. Each purchased 25 acres for a total of 50 acres from Shettler for \$1,250 and \$1 plus consideration. ⁴⁷ George Witherspoon was born in Scotland in 1832 and in 1851 was 18 years old and lived in a log house with his parents, William and Emily, and his six siblings. ⁴⁸ In 1861 George married Margaret and had three children; Margaret Ann, George Abraham, and Jane. ⁴⁹ The 1861 census

⁴⁰ City of Vaughan. 2017. *Vaughan's Municipal Government*.

⁴¹ City of Vaughan. 2017. *Settlement in Vaughan*.

⁴² Regional Municipality of York. 1970. *An Act to Establish the Regional Municipality of York*.

⁴³ Ibid.

⁴⁴ Reaman, G.E. 1971. *A History of Vaughan Township*. University of Toronto Press: Toronto, ON.

⁴⁵ Ontario Land Registry #65, York Region. Land Title Abstracts. York Region (65), Vaughan, Book 220. Concession 9: Lot 1 to 9 (LRO 65). Instrument No. Patent

⁴⁶ Sometimes spelt Shetler or Shutter.

⁴⁷ Ibid. Instrument No. 201, 202

⁴⁸ Ancestry.ca n.d. George Wetherspoon in the 1851 Census of Canada East, Canada West, New Brunswick, and Nova Scotia in Year: 1851; Census Place: Vaughan, York County, Canada West (Ontario); Schedule: A; Roll: C_11759; Page: 209; Line: 15. Accessed from https://search.ancestry.ca/cgi-bin/sse.dll?indiv=1&dbid=1061&h=484514&tid=&pid=&usePUB=true&_phsrc=JKL299&_phstart=succesSource

⁴⁹ Ancestry.ca n.d. Geo Wetherspoon in the 1861 Census of Canada in Library and Archives Canada; Ottawa, Ontario, Canada; Census Returns For 1861; Roll: C-1089-1090. Accessed from https://search.ancestry.ca/cgi-bin/sse.dll?indiv=1&dbid=1570&h=797686260&tid=&pid=&usePUB=true&_phsrc=JKL294&_phstart=succesSource

Ownership Period	Name(s)	Notes
		<p>indicates that the family lived in a one-storey log house. The 1878 Miles & Co. map depicts a dwelling and orchard on the northwest portion of the Property.</p> <p>The Witherspoons are listed in the 1881 Agricultural and Nominal Census returns. They had four additional children; Lizabeth, Albert, Jessey, and John.⁵⁰</p>
1903 to 1930	Albert Witherspoon and Edith Foster	<p>In 1903, George passed away⁵¹ and willed 25 acres of land to Albert and his wife Edith Foster; who had married in 1891.⁵² The remaining 75 acres, owned by Margaret Witherspoon was purchased by Albert for \$5,250.⁵³ The current main residence was built by Albert and Edith in the early 1900s along with a barn which burnt down soon after and was replaced.⁵⁴</p> <p>Albert served as a councillor on the Vaughan Township Council in 1911, President of the Vaughan Agricultural Society in 1911, and provincial director on the first Woodbridge Farmers' Company Limited in 1919.⁵⁵</p> <p>By 1911 and they had three children; Viola Roselena, William, and Norma.⁵⁶ A graffiti of the names "Wm 1924 G M" is located on a door on the lower level of the house (Figure 12). "Wm"</p>

⁵⁰ Ancestry.ca n.d. George Witherspoon in the 1881 Census of Canada in *Year: 1881; Census Place: Vaughan, York West, Ontario; Roll: C_13249; Page: 22; Family No: 102* Accessed from https://search.ancestry.ca/cgi-bin/sse.dll?indiv=1&dbid=1577&h=3174465&tid=&pid=&usePUB=true&_phsrc=JKL300&_phstart=succesSource

⁵¹ Ancestry.ca n.d. George Witherspoon in the Ontario, Canada, Deaths and Deaths overseas, 1869-1947 in *Archives of Ontario; Toronto, Ontario, Canada; Collection: MS935; Reel: 109*. Accessed from https://search.ancestry.ca/cgi-bin/sse.dll?indiv=1&dbid=8946&h=941727&tid=&pid=&usePUB=true&_phsrc=JKL307&_phstart=succesSource


⁵² LRO 65. Instrument No. 7438.

⁵³ Ibid. Instrument No. 7441.

⁵⁴ Reaman, G.E. 1971. *A History of Vaughan Township*. University of Toronto Press: Toronto, ON.

⁵⁵ Ibid.

⁵⁶ Ancestry.ca n.d. Albert Witherspoon in the 1911 Census of Canada in *Year: 1911; Census Place: 32 - Vaughan, York Centre, Ontario; Page: 3; Family No: 28*

Ownership Period	Name(s)	Notes
		likely refers to Albert's son William and the "G" and "M" likely refer to George and Margaret, his grandparents. ⁵⁷  Figure 4: Graffiti "Wm 1924 GM"
1930 to 1964	Leroy Livingston and Viola Roselena Witherspoon	The Witherspoon's daughter, Viola Roselena, and her husband, Leroy, purchased all 100 acres for \$18,000. ⁵⁸ Leroy and Violet farmed the Property as dairy farmers and bred Holstein cattle.
1964 to 2016	Gerald Livingston and Lois Williams	Leroy and Viola Roselena's son, Gerlad and his wife Lois purchased the "W ½ ex. Plan 4428" parcel for \$76,000. ⁵⁹ Previous to this, Lois was the President of the Vellore Junior Women's Institute in 1958. ⁶⁰ Gerald was the President of the York County Holstein Club, chairman of the York County Milk Committee, and twice recipient of Master Breeder of Holstein Award. ⁶¹
1985	H.M. the Queen-Ontario	Portion of the lot sold to the Crown for the new Glenview Memorial Gardens cemetery. ⁶²
2000 to Present	1406979 Ontario Limited	Current owner purchased the Property but the Livingston's continued to operate the Sunny Maple farm which has expanded to 3569 County Road 27 Bradford, Ontario in 2000. ⁶³ Internationally recognised, Sunny Maple continues to breed

⁵⁸ LRO 65. Instrument No. 15664.

⁵⁹ Ibid. Instrument No. 52570, 52571

⁶⁰ Reaman, G.E. 1971. *A History of Vaughan Township*. University of Toronto Press: Toronto, ON.

⁶¹ Toronto Star. 2016. Gerald Edward Livingston.

⁶² Ibid. Instrument No. 3995361

⁶³ Hoggett, M. 30 April 2012. Dairy farmer carrying on family tradition. Simcoe News. Accessed from: <https://www.simcoe.com/news-story/2041218-dairy-farmer-carrying-on-family-tradition/>

Ownership Period	Name(s)	Notes
		<p>Holsteins and is run by sixth generation Livingston, Doug Livingston.</p> <p>In 2016, Gerald Livingston passed away in Newmarket, Ontario and is buried in Nashville Cemetery.⁶⁴ In his obituary, it states he was “born on February 18, 1936 and raised on a century farm.”⁶⁵</p> <p>In 2018, the bank barn was demolished and materials salvaged.⁶⁶</p>

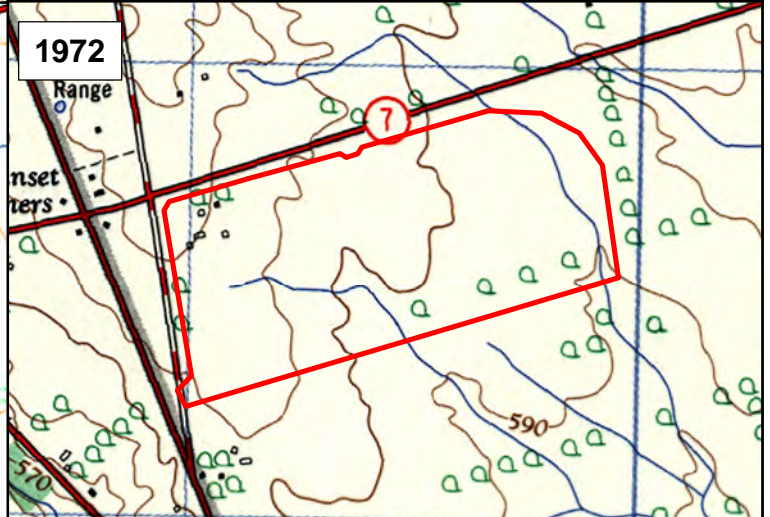
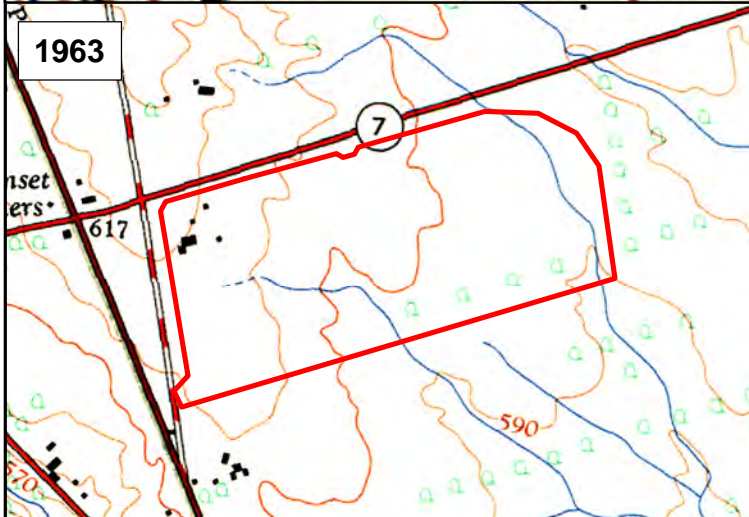
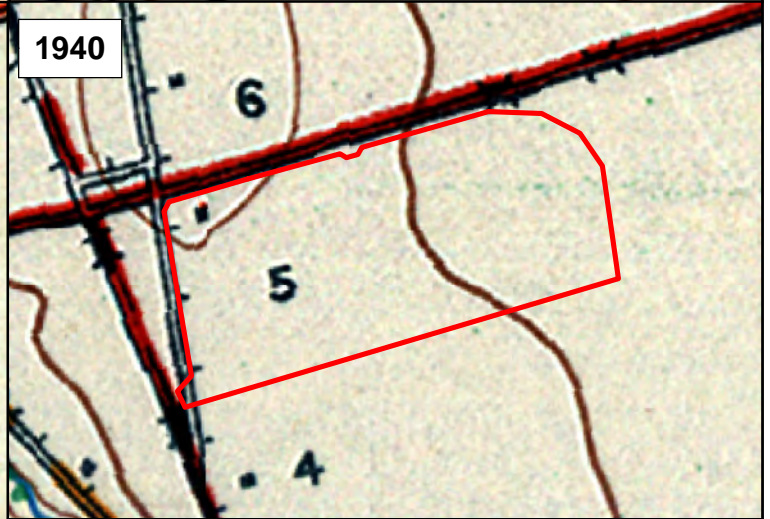
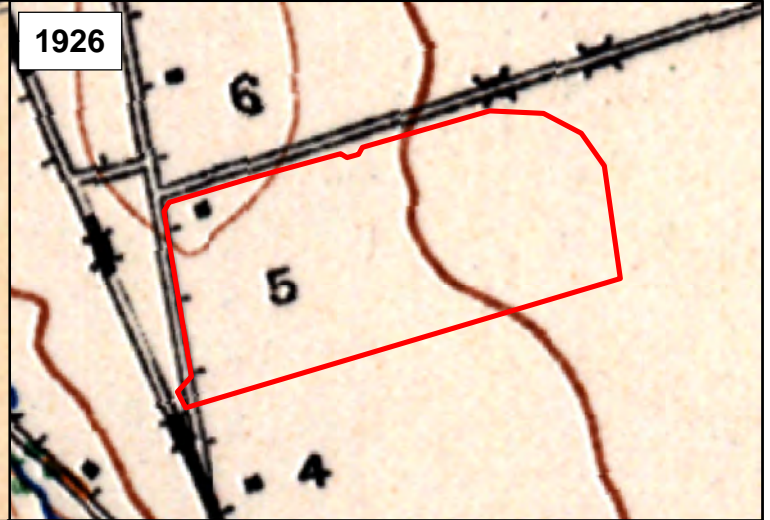
⁶⁴ Find A Grave. Gerald Edward Livingston. Accessed from <https://www.findagrave.com/memorial/186693865>

⁶⁵ Toronto Star. 2016. Gerald Edward Livingston.

⁶⁶ Personal communication. Sam Speranza



Legend <div><div></div>Property</div>	CLIENT ZZEN Group of Companies	
	PROJECT Cultural Heritage Impact Assessment 6701 Highway 7, Vaughan, Ontario	
NOTE(S) 1. All locations are approximate.	TITLE HISTORIC MAPS OF THE PROPERTY	
	CONSULTANT <div>LHC</div>	<div><div>YYYY-MM-DD</div>2020-08-24</div> <div><div>DESIGNED</div>----</div> <div><div>PREPARED</div>JG</div> <div><div>REVIEWED</div></div> <div><div>APPROVED</div></div>
REFERENCE(S) 1. Tremaine, George R. Tremaine's Map of the County of York Canada West. 1:47,520. Toronto: Geo. C. Tremaine, 1960. 2. Miles & Co. Vaughan, Klineburg Village, Woodbridge Village. Unattributed: Miles & Co., 1878. 3. Service Layer Credits: Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community	PORTIONS OF THIS DOCUMENT INCLUDE INTELLECTUAL PROPERTY OF ESRI AND ITS LICENSORS AND ARE USED UNDER LICENSE. COPYRIGHT (C) ESRI AND ITS LICENSORS. ALL RIGHTS RESERVED.	
	PROJECT NO. LHC0211	FIGURE: 5



NOTE(S)

1. All locations are approximate.

REFERENCE(S)

1. Department of Militia and Defence. *Topographic Map, Ontario, Bolton Sheet*. Scale 1:63,360. Canada 1 inch to 1 mile, sheet no.59. 1914. Distributor: Scholars Portal, Ontario Council of University Libraries Toronto Ontario, Canada.
2. Geographical Section, General Staff, Department of National Defence. *Topographic Map, Ontario, Bolton Sheet*. Scale 1:63,360. Canada 1 inch to 1 mile, sheet no. 59. 1926. Distributor: Scholars Portal, Ontario Council of University Libraries Toronto Ontario, Canada.
3. Geographical Section, General Staff, Department of National Defence. *Topographic Map, Ontario, Bolton Sheet*. Scale 1:63,360. Canada 1 inch to 1 mile, sheet 30m/13. Ottawa: Geographical Section, 1934. Distributor: Scholars Portal, Ontario Council of University Libraries Toronto Ontario, Canada.
4. Geographical Section, General Staff, Department of National Defence. *Topographic Map, Ontario, Bolton Sheet*. Scale 1:63,360. Canada 1 inch to 1 mile, sheet 30m/13. Ottawa: Geographical Section, General Staff, Department of National Defence. 1940. Distributor: Scholars Portal, Ontario Council of University Libraries Toronto Ontario, Canada.
5. Army Survey Establishment, R.C.E. *Wildfield, Ontario*. Edition 1. Scale 1:25,000. Canada 1:25,000, sheet 30 M/13b. Ottawa: Map Distribution Office, Department of Mines and Technical Surveys. 1963. Distributor: Scholars Portal, Ontario Council of University Libraries Toronto Ontario, Canada.
6. Surveys and Mapping Branch, Department of Energy, Mines, and Resources. *Wildfield, Ontario*. Edition 2. Scale 1:25,000. Canada 1:25,000, sheet 30 M/13b. Ottawa: Map Distribution Office, Department of Energy, Mines, and Resources. 1972. Distributor: Scholars Portal, Ontario Council of University Libraries Toronto Ontario, Canada.

Legend

Property

CLIENT

ZZEN Group of Companies

PROJECT

Cultural Heritage Impact Assessment
6701 Highway 7, Vaughan, Ontario

TITLE

20th Century Topographic Maps Showing the Property

CONSULTANT



YYYY-MM-DD 2020-08-24

DESIGNED ----

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REVIEWED

APPROVED

PROJECT NO.
LHC0211

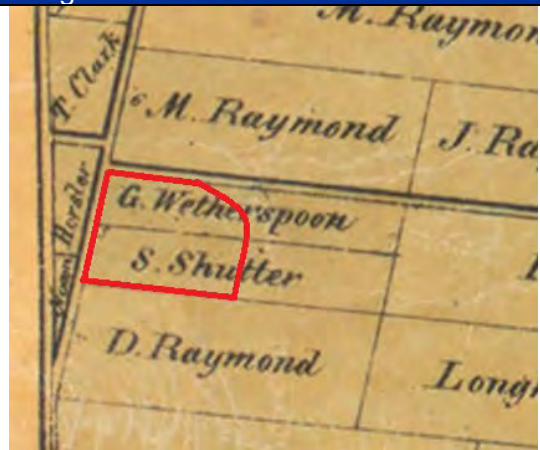
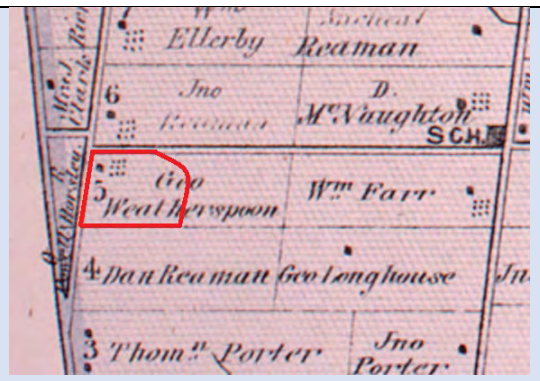

FIGURE: 6









4.3 Property Morphology




Table 2: Property Morphology provides a summary of historical atlases, topographic maps, and aerial photographs from 1860 to 2019 showing the Property's morphology and the construction and subsequent demolition of structures.




Table 2: Property Morphology





Date and Source	Notes	Image
1860 Tremaine's Map of the County of York Source: McGill University, 1860	No structures are visible but the 1861 census indicates a log house on the Property. The log house is not depicted on the map; likely because a subscription fee was charged for owners to have their dwellings represented on his maps.	
1878 Miles and Co. Map of the County of York Source: University of Toronto Libraries, 1878	By 1878, the Witherspoons owned the entirety of where the current Property lies. A structure with an orchard to the northwest of the structure is present. This does not appear to be the extant residence.	
1914 Topographic Map Source: OCUL, 2020	The extant brick residence is indicated in the northwest corner.	




Date and Source	Notes	Image
1926 Topographic Map Source: OCUL, 2020	No change visible.	
1936 Topographic Map Source: OCUL, 2020	No change visible.	
1940 Topographic Map Source: OCUL, 2020	No change visible.	

Date and Source	Notes	Image
<p>1954 Aerial Photo</p> <p>Source: York Maps, 2020</p>	<p>Brick residence is still present and is bordered by trees on northern and western side. Two outbuildings, and an L-shaped barn are now present.</p>	
<p>1963 Topographic Map</p> <p>Source: OCUL, 2020</p>	<p>The agricultural complex was expanded to include additional outbuildings.</p>	
<p>1972 Topographic Map</p> <p>Source: OCUL, 2020</p>	<p>Trees are indicated north of the residence and along the western border.</p>	

Date and Source	Notes	Image
<p>1970 Aerial Photo</p> <p>Source: York Maps, 2020</p>	<p>A concrete pad has been constructed south of the barn.</p> <p>A silo is visible south of the barn.</p>	
<p>1978 Aerial Photo</p> <p>Source: York Maps, 2020</p>	<p>Barn has been greatly expanded to the west and south.</p>	
<p>1988 Aerial Photo</p> <p>Source: York Maps, 2020</p>	<p>Southwest outbuilding has been removed. Large barn has been constructed in its place west of the residence.</p> <p>c. 1978 barn has been further expanded to an L-shape running east.</p> <p>Treeline has been planted along the western corner of the lot.</p>	

Date and Source	Notes	Image
<p>1988 Aerial Photo Expanded</p> <p>Source: York Maps, 2020</p>	<p>Second residence has not been constructed.</p>	
<p>1995 Aerial Photo</p> <p>Source: York Maps, 2020</p>	<p>Second house has been constructed (between 1988 and 1995).</p>	
<p>1999 Aerial Photo</p> <p>Source: York Maps, 2020</p>	<p>No change visible.</p>	

Date and Source	Notes	Image
<p>2002 Aerial Photo</p> <p>Source: York Maps, 2020</p>	<p>Cemetery established between 1999 and 2000.</p>	
<p>2007 Aerial Photo</p> <p>Source: York Maps, 2020</p>	<p>No change visible.</p>	
<p>August 2009 Street View</p> <p>Source: Google Maps, 2020</p>	<p>View of the barns.</p>	
<p>2018 Aerial Photo</p> <p>Source: York Maps, 2020</p>	<p>c. 1954 barn and part of the c.1954 outbuilding have been demolished to be used at Sunny Maple Farm's Bradford location.</p>	

Date and Source	Notes	Image
<p>September 2018 Street View</p> <p>Source: Google Maps, 2020</p>	<p>View of the now demolished barns. c. 1978 barn has also been demolished to be used at Sunny Maple Farm's Bradford location.</p>	
<p>2019 Aerial Photo</p> <p>Source: York Maps, 2020</p>	<p>c. 1978 and c.1988 barn extension has been demolished to be used at Sunny Maple Farm's Bradford location.</p>	
<p>2020 Aerial Photo</p> <p>Source: Google Earth, 2020</p>	<p>No change visible.</p>	

5.0 ASSESSMENT OF EXISTING CONDITIONS

5.1 2020 Conditions

All observations and photographs related to existing conditions, in this section, are based on the site visit conducted on 9 June 2020. Buildings discussed below have subsequently been removed; however, discussion of those buildings has been left in this document to illustrate the analysis and evaluation undertaken to identify and articulate the cultural heritage value or interest and heritage attributes of the Property.

It should also be noted that the existing conditions of the extant farmhouse may no longer be as reflected in the photographs.

Five structures were found on the Property in 2020 (Figure 8).

- Early 20th century residence;
- c. 1954 barn with c. 1970 silo, and c. 1978 and c. 1988 extensions - partially demolished from 2018 to 2019;
- c. 1954 outbuilding;
- c. 1988 north barn (replaced second c. 1954 outbuilding); and,
- c. 1988-1995 secondary residence



Figure 8: Structures on Property (Google Earth, 2020. Annotations by LHC.) *Main Residence and North Barn are still extant in 2022.

5.1.1 Residence

The primary residence appears to have been constructed by Albert and Edith Witherspoon, who purchased the Property in 1903.⁶⁷ The structure is a two-storey dichromatic brick house with an irregularly shaped plan, two additions, and an attached garage (Figure 9). The residence has a side gable with interrupting gables along the north and west elevations (Photo 1 to Photo 4). There are two exterior, single-stacked, brick chimneys located on the east and south elevations. The south chimney has been capped and abuts the roof of the addition.

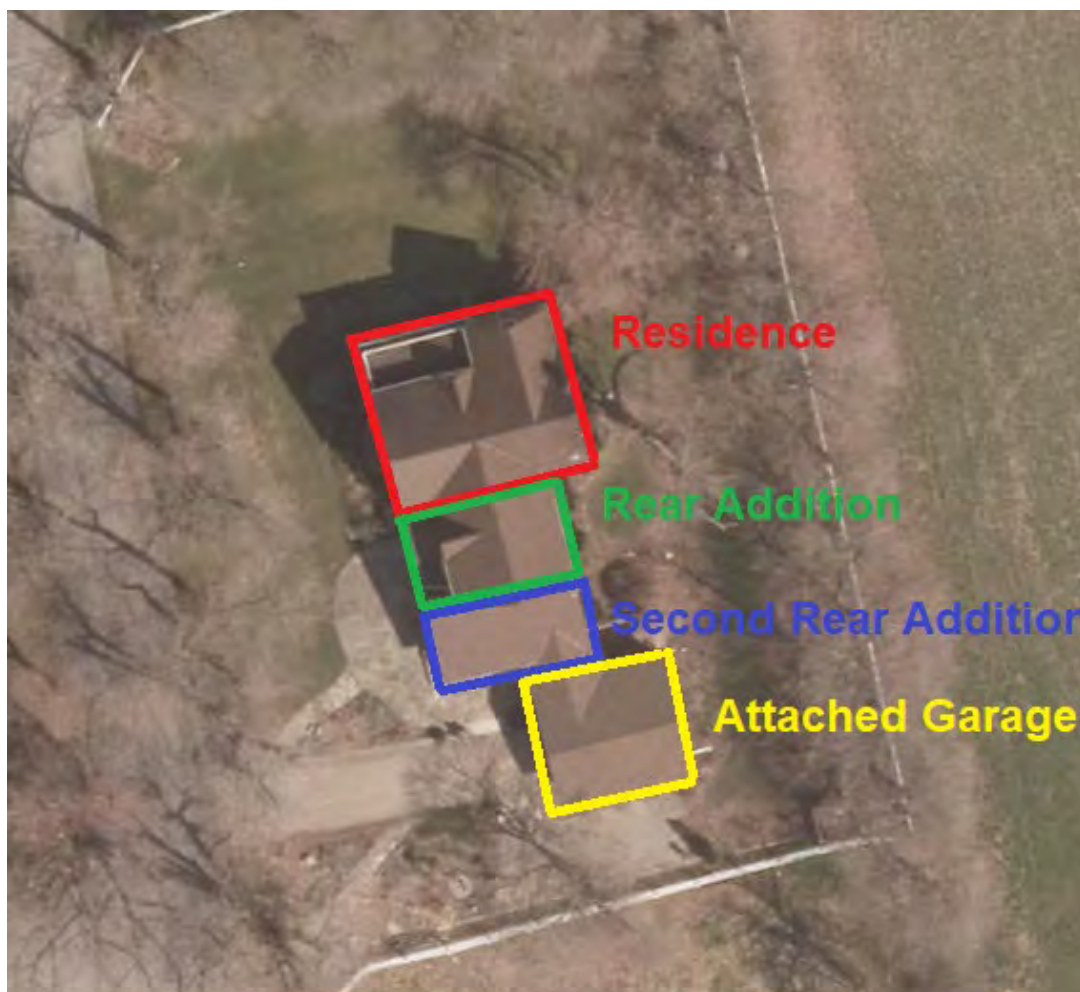


Figure 9: Plan of residence (York Maps, 2020. Annotations by LHC.).

The residence is constructed in a vernacular Victorian style, found throughout Ontario from c.1840-1900⁶⁸. This is demonstrated through the use of red brick, decorative bargeboard, elliptical windows, interrupting gables, radiating buff brick voussoirs, porch, bay window, and

⁶⁷ Reaman, G.E. 1971. *A History of Vaughan Township*. University of Toronto Press: Toronto, ON.

⁶⁸ Kyles, S. n.d. Victorian. Ontario Architecture. Accessed from: <http://www.ontarioarchitecture.com/Victorian.htm>

“L” shaped plan. The additions were also built in a similar vein.⁶⁹ The design of the building may have been influenced by those published in pattern books or magazines such as *The Canada Farmer*, but adapted to local materials, tastes, builders, and budgets resulting in a largely vernacular design.

The exterior is defined by its diamond-pattern dichromatic brickwork. Dichromatic brick was popular in Ontario in the 1870s and 1880s.⁷⁰ The style was first popularized in England with pink and black brick used to create bold stripes, bands, and patterns.⁷¹ Canadians adopted the technique but employed a dichromatic design using yellow or buff bricks. The colour of the brick was determined by the clay used, the temperature of burning, and the kiln atmosphere in the brick making process.⁷² Application of dichromatic designs were simple and often required minimal skill to execute.⁷³ Dichromatic brickwork was added to door and window openings, in arches, along the side of the houses, or as decorative bands and patterns.⁷⁴ The residence on the Property exhibits these features, including; the diamond shapes, corner/quoin arrangements, and dichromatic headers above openings.

Asymmetrically placed windows are located on all elevations of the residence. Windows on the second level and on the rear additions are generally smaller. The windows are all configured in a 1/1 sash with three panes of glass (Photo 5). The windows are all wood framed with a plain lug sill and buff brick lintel. Of note are four windows, one east elevation window with white wooden shutters (Photo 6), two east elevation windows with protruding decorative lintel (Photo 7), and one elliptical window located at the north elevation (Photo 8). A bay window is located at the west elevation (Photo 9).

The porch, located at the north elevation has been removed and replaced with a stone and concrete path/walkway (Photo 10). The wooden pillars are still present and their lower halves are decorated in geometric shapes. A decorative bargeboard with geometric shapes can be found along the roofline of the porch (Photo 11).

There are five entrances into the residence. The main entrance is located at the north elevation, two are located at the east, and two at the west elevation. The main entrance features a wooden screen door and a brown/red door located behind (Photo 12). The door casing is made of wood, with a sealed transom and lintel found above. A porch light is also present, located to the right of the entrance. The two entrances located at the east elevation are similar to the main entrance, except they do not have a transom and provide access to the addition. The two entrances located at the west elevation are indicative of modern 21st century doors and provide access to the attached garage.

⁶⁹ Ibid.

⁷⁰ Ritchie, T. (1979). Notes on Dichromatic Brickwork in Ontario. *The Association for Preservation Technology Bulletin* Vol. XI, No. 2, p60

⁷¹ Ibid.

⁷² Ibid. p71

⁷³ Ibid. p61

⁷⁴ Ibid. p60

Interior fixtures and finishes have been well-maintained. Examples of retained finishes include the front entrance, located at the north elevation, which comprises a wooden door painted white with a large wooden casing (Photo 13). A sealed transom located above, with a metal door lock and ornate door knob, and large centralized opening for a pane of glass. Directly to the left of the entrance is a stairwell with wooden railings and posts to the right (Photo 14). The stairs are made of wood with a moulded baseboard. Additionally, a decorative trim can be seen on the right side of the stairs (Photo 15). To the north and east of the main entrance are two large open spaces.

Lower-level doorways tend to have thick casings with a moulded trim, some with doors and others without (Photo 16). Windows are like the ones described on the exterior have large and deep window casings (Photo 17 and Photo 18). The eastern open space appears to have been renovated in the late 20th century, with modern electrical sockets, crown moulding, and moulded baseboards. The northern open space has wooden floorboards, wainscoting, crown moulding, and plain white painted ceilings (Photo 19 and Photo 20).

The kitchen has a tiled floor, wainscoting, and openings consistent with the ones found throughout the house (Photo 21). The exposed plaster and lathe ceiling is indicative of an older house; however, it was once covered with an ornate tin ceiling (Photo 22 and Photo 23).

The entrance to the second addition and the garage can be found further north (Photo 24). The addition and garage are newer and do not express the same design, style, or materials used in the residence.

The upper floor is separated in several smaller rooms. Features of the rooms are generally non-distinct with similar design features as the rest of the residence (Photo 25 and Photo 26). Access to the upper floor is via three different stairwells. One is located between the northern open space and kitchen addition, one is located to the west elevation, and one near the front entrance (Photo 27).

The basement is accessed via a stairwell along the west elevation. From the basement, the field stone foundations are visible. The basement both dirt and poured concrete floors (Photo 28 and Photo 29). The ceiling has exposed joists, that are made of milled wood and exposed plaster and lathe.



Photo 1: View of residence from driveway



Photo 2: North elevation of residence



Photo 3: West elevation of residence



Photo 4: South elevation and attached garage



Photo 5: Detailed view of typical window throughout the house



Photo 6: East elevation window with decorative lintel and shutters



Photo 7: East elevation windows with decorative protruding lintel



Photo 8: Elliptical window at north elevation



Photo 9: Detailed view of west elevation, showing exterior bay window



Photo 10: Detailed view of concrete and stone porch



Photo 11: Detailed view of decorative bargeboard



Photo 12: Detailed view of front entrance



Photo 13: View of woodwork, front staircase



Photo 14: Interior view of main entrance

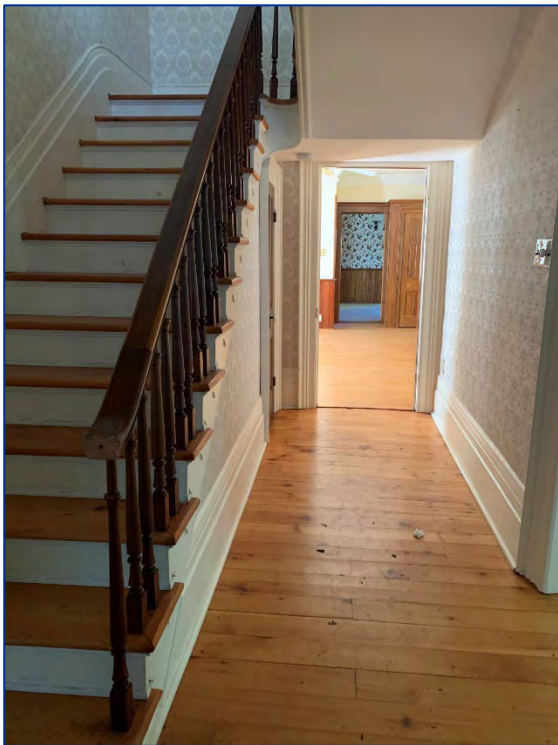


Photo 15: View of staircase to upper level and main foyer



Photo 16: Typical lower-level room



Photo 17: Depth of window case



Photo 18: Typical window case



Photo 19: View of northern open room



Photo 20: View of north room



Photo 21: View of kitchen



Photo 22: View of exposed plaster and lathe ceiling



Photo 23: Decorative tin ceiling in kitchen



Photo 24: Second addition, bridges main residence with garage



Photo 25: Example of upper level room



Photo 26: Typical view of upper-level room

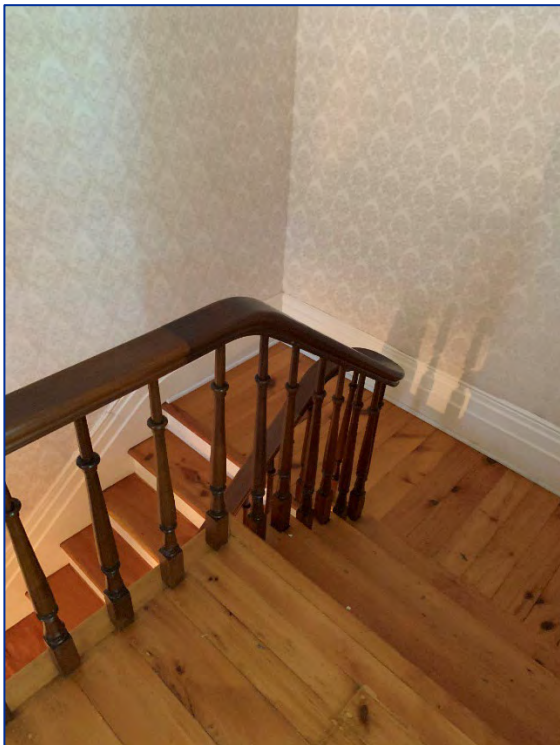


Photo 27: Second stairwell leading to upper level



Photo 28: View of basement



Photo 29: View of basement ceiling

5.1.2 Bank Barn and Silo

The bank barn is visible on the 1954 aerial photo and was expanded in c.1970 with a silo, an extension in c. 1978, and a further extension in c. 1988. Following partial demolitions in 2018 to 2019, only the c. 1954 brick northeast corner, c. 1970 concrete silo, and c. 1978 one-storey corrugated steel extension remain (Photo 30 and Photo 31). Based on archival records, the structure was a two-storey bank barn with exposed heavy wooden beams; which can be seen from the remains of the barn. The other barns were later additions and are constructed with metal that are indicative of 21st century build. The lower level of the bank barn would have housed cow when the farm was known as the Sunny Maple Holsteins.

Its form is typical of the common bank barn, where the large sliding doors at the top of a bank, functions as the entrance for livestock. The lower level of the barn, which would traditionally have held the stables in a late 19th to early 20th century. The bank barn was observed to be in poor condition; the upper level is no longer present and the lower level is in disrepair (Photo 32).

Barns are by intent practical, functional buildings, and material re-utilised from earlier smaller barns facilitated the creation of larger structure as demands required. Such recycling, especially heavy-timber framing, can provide challenges for dating these structures, particularly as white pine, that was pervasive in 19th-century Ontario construction, is resistant to rot which facilitates re-use. Overall, the extant outbuildings and barn are vernacular in design. The materials were likely sourced on site and repairs to the structures are not atypical. Due to their incomplete existing condition, they are neither rare nor representative of their types.



Photo 30: c. 1954 brick section of bank barn



Photo 31: c. 1978 extension to bank barn



Photo 32: View of the demolished barn facing north

5.1.3 Outbuildings

The outbuilding first appears in a c.1954 aerial photographs and is located south of the main residence (Photo 33). The one-and-a-half-storey, rectangular plan structure has a side gable with overhang eaves.



Photo 33: c. 1954 outbuilding

5.1.4 North Barn

The North Barn first appeared in a c.1988 aerial photograph and is located northwest of the main residence. (Photo 34). The two-storey barn has a rectangular shaped plan, made of corrugated steel, and has a side gable with overhang eaves. The barn has several large openings and a few smaller windows.



Photo 34: Outbuilding, barn

5.1.5 Second Residence

The second residence was not present in a 1988 aerial photo but is in a 1995 aerial photo (Photo 35). According to Sam Speranza, the house was constructed for Doug Livingston, son of Gerald and Lois Livingston, and grandson of Leroy and Viola Roselena Livingston, who inherited the Property in 1930 from Viola Roselena Witherspoon's family.



Photo 35: Second dwelling located on Property

5.1.6 Landscape

The Property is composed of greenspace and fields with a concrete pad south of the nearly demolished barn (Photo 36 and Photo 37). Mature coniferous and deciduous trees including pine, maple, and elm trees are found at the northwest corner of the Property in front of the house (Photo 38).



Photo 36: Property facing southeast



Photo 37: Concrete pad



Photo 38: Fields and treeline

5.2 2023 Conditions

On the morning of 27 March 2023, a fire broke out in the farmhouse. After the fire had been extinguished, only partial exterior walls remained and property management staff received instructions from the fire department to remove the remaining exterior walls and spread the debris. A site visit was conducted on 19 September 2023 to confirm the existing conditions. During the site visit, it was observed that all heritage attributes had been removed.

Images, provided by the Owner, from the morning of the fire are provided below, Photo 39 through Photo 41.

Photo 42 and Photo 43 were taken during the 18 September 2023 site visit.



Photo 39: Photograph of farmhouse from Highway 7, 27 March 2023



Photo 40: Photograph of farmhouse following fire, 27 March 2023



Photo 41: Photograph of farmhouse following fire, 27 March 2023



Photo 42: Site of farmhouse, looking south, September 2023



Photo 43: Site of farmhouse, looking southeast, September 2023

6.0 EVALUATION OF CULTURAL HERITAGE VALUE

6701 Highway 7 was evaluated against Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act (O. Reg. 9/06) in June 2020.

Table 3: *Ontario Regulation 9/06 Evaluation for 6701 Highway 7 (prior to fire)*

Criteria	Criteria Met	Justification
1. 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.	Yes	<p>The c.1903 two-storey brick residence is a good representative example of a Victorian dichromatic brick residence.</p> <p>Additional Victorian vernacular attributes include the dichromatic finishes on the corners, above the window and door openings, and diamond shapes below the roofline.</p> <p>The residence is not a rare, unique, or early example of a style, type, expression, material, or construction method.</p> <p>The other structures on the Property (c.1954 barn with c. 1970 silo, and c. 1978 and 1988 additions, c. 1954 outbuilding, c. 1988 north barn, and c. 1988-1995 second residence) are not considered to be representative of farmstead design.</p> <p>Due to the nature of the current structures and their use, they are not rare, unique, representative, or early examples of a design or physical value. The property does not comprise a cultural heritage landscape and no landscape features were identified which satisfy this criterion.</p>
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes	<p>The early 1900s two-storey brick Victorian vernacular residence displays an above average degree of craftsmanship or artistic merit for a rural, vernacular residence. Details such as the ceiling in the basement indicate a higher-than-average level of care in the construction and details of this structure.</p>
3. The property has design value or physical value because it demonstrates a	No	<p>The Property does not demonstrate a high degree of technical or scientific achievement. All the components on the Property appear to be</p>

Criteria	Criteria Met	Justification
high degree of technical or scientific achievement.		common types and employing well known construction methods.
4. 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.	Yes	The Property is associated with the Witherspoon and Livingston farming families. The Witherspoon family owned the Property from 1869 and was succeeded by the internationally known Sunny Maple Farm. Members of the Witherspoon and Livingston families were winners of agricultural awards, and members of Vaughan Council, agricultural, and women's societies throughout the 1900s.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The residence is constructed in a common vernacular style using materials and techniques which were well-established at the time of construction. The residence does not have the potential to yield information that would satisfy this criterion. Archaeological potential has been addressed through a separate archaeological assessment.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The structures located on the Property have no direct associations to any artists or architects that are significant to the community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	The character of the area has been altered by 20 th and 21 st century industrial and commercial growth. The former agricultural landscape that once characterised this property has been altered and, as such, the Property's ability to maintain or support the character of the area has been compromised.
8. The property has contextual value because it is physically, functionally,		No physical, functional, visual, or historical links were identified as part of the research and analysis for this CHIA.

Criteria	Criteria Met	Justification
visually or historically linked to its surroundings.		
9. The property has contextual value because it is a landmark.	No	<p>The property is not a landmark. The MCM defines landmark as:</p> <p><i>...a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.</i></p> <p>There is no evidence to suggest that the property meets this criterion.</p>

6.1 Summary of Evaluation

When evaluated in 2020, it was LHC's professional opinion that the property at 6701 Highway 7 met criteria 1, 2, and 4 of O. Reg. 9/06 and a SCHVI was prepared, below.

7.0 DRAFT STATEMENT OF CULTURAL HERITAGE OR INTEREST

Based on the foregoing analysis, LHC prepared the following draft Statement of Cultural Heritage Value or Interest.⁷⁵

7.1 Description of Property

The Property known as 6701 Highway 7 is an approximately 104-acre property with an irregular plan. The Property abuts Highway 7 to the north and Huntington Road to the west. Observed land use in the vicinity of Property is agricultural to the south, urban commercial to the north and east, and a subdivision and the Clairville Conservation Area west of the Property.

There are currently five structures on the Property including an early 1900s two-storey brick residence which fronts onto Highway 7, c. 1954 barn with c. 1970 silo, and c. 1978 and c. 1988 extensions; partially demolished from 2018-2019, c. 1954 outbuilding, c. 1988 north barn (replaced second c. 1954 outbuilding), and c. 1988-1995 secondary residence at municipal address 7551 Huntington Road which fronts onto Huntington Road. The Property is composed of greenspace and fields with a concrete pad south of the nearly demolished barn and mature coniferous and deciduous trees including pine, maple, and elm trees are found at the northwest corner of the Property.

7.2 Summary of Cultural Heritage Value or Interest

The Property known as 6701 Highway 7 has design value or physical value because the residence is a good representative example of a Victorian dichromatic brick residence. Characteristic features represented in the residence include the dichromatic finishes on the corners, above the window and door openings, and diamond shapes below the roofline.

The Property is directly associated with the prominent Witherspoon and Livingston farming families. The Witherspoon family owned the Property from 1869 and it was passed onto the Livingstons, who continue to operate the internationally-known Sunny Maple Farm, through marriage. The early 1900s brick residence was constructed by Albert and Edith Witherspoon sometime after Albert inherited the farmstead in 1903.

7.3 Heritage Attributes

Heritage attributes that express the cultural heritage value of 6701 Highway 7, lie in the early 1900s two-storey brick Victorian residence and include:

- The residence's location, orientation, and scale and massing;
- Dichromatic brick construction and Stone foundation;
- Decorative bargeboard;
- Elliptical window on the second storey;
- Porch pillars;

⁷⁵ Please note that the statement is based on conditions observed in 2020.

- Bay window located on the west elevation;
- Front gable with radiating buff brick voussoirs
- Side-gable roof with overhang eaves;
- Composition and location of window and door openings;
- Brick chimneys; and,
- Wooden window and door casings.

8.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

This CHIA is being prepared as part of a request to de-list the Property from the City of Vaughan Heritage Register.

9.0 IMPACT OF DEVELOPMENT ON HERITAGE ATTRIBUTES

Based on the 2020 evaluation, Heritage attributes that express the cultural heritage value of 6701 Highway 7, lie in the early 1900s two-storey brick Victorian residence and include:

- The residence's location, orientation, and scale and massing;
- Dichromatic brick construction and Stone foundation;
- Decorative bargeboard;
- Elliptical window on the second storey;
- Porch pillars;
- Bay window located on the west elevation;
- Front gable with radiating buff brick voussoirs
- Side-gable roof with overhang eaves;
- Composition and location of window and door openings;
- Brick chimneys; and,
- Wooden window and door casings.

All of these attributes were removed as a result of the March 2023 fire. As a result, the Property does not retain any cultural heritage value or interest. As the Property no longer meets *O.Reg.9/06* criteria, it is no longer eligible for listing (one criteria must be met) or designation (two criteria must be met) under Part IV of the *OHA*.

10.0 CONCLUSION AND RECOMMENDATIONS

LHC was retained was retained in May 2020 by 1406979 Ontario Limited to undertake a Cultural Heritage Evaluation Report (CHER) for the property at 6701 Highway 7 (“the Property”) in the City of Vaughan, Ontario. The Property is *listed* under Section 27, Part IV of the *Ontario Heritage Act* on the City of Vaughan’s Heritage Register.

In 2020 the Property was found to satisfy criteria 1, 2, and 4 outlined in *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* under the *Ontario Heritage Act*. The key resource which exhibits cultural heritage value or interest being the early 1900s two-storey brick residence. The heritage attributes which exhibit the cultural heritage value of the Property are articulated in a draft Statement of Cultural Heritage Value or Interest in Section 7 of this document.

In March 2023, a fire resulted in the complete loss of all of the heritage attributes. As such, LHC is of the opinion that the Property no longer retains its cultural heritage value or interest. It is recommended that the Property be removed from the Heritage Register.

SIGNATURE

Please contact the undersigned should you require any clarification or if additional information is identified that might have an influence on the findings of this report.



Christienne Uchiyama, MA, CAHP

Principal, Manager Heritage Consulting Services

LHC

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APPENDIX A: PROJECT PERSONNEL

Christienne Uchiyama, MA CAHP – Principal is a Heritage Consultant and Professional Archaeologist (P376) with two decades of experience working on heritage aspects of planning and development projects. She is currently Past President of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Since 2003 Chris has provided archaeological and heritage conservation advice, support, and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 100 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Colin Yu, MA CAHP – Cultural Heritage Specialist holds a BSc with a specialist in Anthropology from the University of Toronto and a M.A. in Heritage and Archaeology from the University of Leicester. He has a special interest in identifying socioeconomic factors of 19th century Euro-Canadian settlers through quantitative and qualitative ceramic analysis.

Colin has worked in the heritage industry for over eight years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Province of Ontario. Colin is a professional member of the Canadian Association of Heritage Professionals (CAHP) and member of the Board of Directors for the Ontario Association of Heritage Professionals (OAHP).

At LHC, Colin has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has completed over thirty cultural heritage technical reports for development proposals and include Cultural Heritage Evaluation Reports, Heritage Impact Statements, Environmental Assessments, and Archaeological Assessments. Colin has worked on a wide range of cultural heritage resources including; cultural landscapes, institutions, commercial and residential sites as well as infrastructure such as bridges, dams, and highways.

Jordan Greene, BA – Mapping Technician joined LHC as a mapping technician following the completion of her undergraduate degree. In addition to completing her B.A. in Geography at Queen's University, Jordan also completed certificates in Geographic Information Science and Urban Planning Studies. During her work with LHC Jordan has been able to transition her academic training into professional experience and has deepened her understanding of the applications of GIS in the fields of heritage planning and archaeology. Jordan has contributed to over 100 technical studies and has completed mapping for projects including, but not limited

to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to GIS work she has completed for studies Jordan has begun developing interactive maps and online tools that contribute to LHC's internal data management. In 2021 Jordan began acting as the health and safety representative for LHC.

Abraham Plunkett-Latimer, M.A., M.Pl. – Heritage Planner **no longer with LHC

Abraham Plunkett-Latimer holds a Master of Arts degree in History from Carleton University, a Master of Planning degree in Urban Development from Ryerson University, and has pursued doctoral work in History at the University of Toronto (ABD).

He has worked in heritage planning for both the public and private sectors and has contributed to publications on local and international history. His past projects include spearheading the creation of a list of non-designated heritage properties for the Municipality of Port Hope, producing a heritage survey for the Old Ottawa South Community Association, and contributing to a study of retail main streets to support the planning of Toronto's Quayside neighbourhood. He has experience in policy analysis, quantitative and qualitative research methods, and urban design principles. His area of focus includes cultural heritage evaluation, heritage impact assessments, peer reviews, and archival and policy research. He is a candidate member of the Ontario Professional Planner's Institute.

Hayley Devitt Nabuurs, M.Pl. – Heritage Planner **no longer with LHC

Hayley Devitt Nabuurs holds a Bachelor of Arts in Anthropology from Trent University and a Master's of Urban and Regional Planning from Queen's University. Hayley's master's report research concerned the reconciliation of heritage and accessibility.

Hayley has experience in both the public and private planning sector and the museum sector. She has previously worked as a Heritage Planning Research Assistant with the City of Guelph, completing a heritage plaque inventory and property designation research. She has also worked at Lang Pioneer Village Museum and The Canadian Canoe Museum in both historic interpreter and supervisor roles. Hayley is currently a committee member with the OBIAA on the development of a provincial heritage and accessibility conference. At Letourneau Heritage Consulting Inc., Hayley has worked on various and complex cultural heritage evaluation reports, planning strategy reports, and heritage impact assessments. She specializes in policy research and analysis, and property history research.

APPENDIX B: GLOSSARY

Definitions used in the preparation of this CHIA are those provided within the *Ontario Heritage Act* (1990), *Provincial Policy Statement* (2020), and the City of Vaughan Official Plan (OP) (2010, consolidated June 2019).

Adjacent when applied to cultural or built heritage means, those lands contiguous to a protected heritage property. (City of Vaughan OP, 2010)

Alter means to change in any manner and includes to restore, renovate, repair, or disturb. “Alteration” has a corresponding meaning (*Ontario Heritage Act*, O. Reg. 170/04).

Archaeological Potential Areas of archaeological potential are determined through the use of provincial screening criteria, or criteria developed based on the known archaeological record within the City and developed by a licensed archaeologist. Such criteria include proximity to water (current and ancient shorelines), rolling topography, unusual landforms, and any locally known significant heritage areas such as portage routes or other places of past human settlement. (City of Vaughan OP, 2010)

Archaeological Resources Includes artifacts, archaeological sites, and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act. (City of Vaughan OP, 2010)

Built Heritage Resource means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers. (PPS, 2020).

Conserve (Also: Conserved, Conserves, Conserving, Conservation) When applied to cultural heritage resources, means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. (City of Vaughan OP, 2010)

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS, 2020)

Cultural Heritage Character Area means a defined geographical area modified by human activity consisting of landscapes and/or groupings of buildings or structures of heritage value that may not merit designation under the Ontario Heritage Act but that merit special

conservation efforts. Such areas can include mill sites, Hamlets, neighbourhoods and Natural Areas. (City of Vaughan OP, 2010)

Cultural Heritage Impact Assessment A document prepared by a qualified professional with appropriate expertise comprising text and graphic material including plans, drawings and photographs that contains the results of historical research, field work, survey, and analysis, and descriptions of cultural heritage resources together with a description of the process and procedures in deriving potential effects and mitigation measures. The document shall include:

- a. a description of the cultural heritage values of the property;
- b. contextual information, including any adjacent heritage properties;
- c. the current condition and use of all constituent features;
- d. relevant planning and land use considerations;
- e. a description of the proposed development and potential impacts, both adverse and beneficial, on the cultural heritage values;
- f. alternative strategies to mitigate adverse impacts; and
- g. recommendations to conserve the cultural heritage values. (City of Vaughan OP, 2010)

Cultural Heritage Landscape A defined geographical area of heritage significance which has been modified by human activities and is valued by a community. A landscape involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include but are not limited to heritage conservation districts designated under the Ontario Heritage Act, and villages, parks, gardens, a sacred site within a natural environment, battlefields, mainstreets, neighbourhoods, cemeteries, railways, and industrial complexes of cultural heritage value. They are often protected as, or part of, a heritage conservation district. (City of Vaughan OP, 2010)

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process;
- b) works subject to the Drainage Act; or
- c) for the purposes of policy 2.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 2.1.5(a) (PPS, 2020).

Designated Heritage Property means real property designated under Parts IV, V or VI of the Ontario Heritage Act or real property that is subject to a heritage conservation easement under Parts II or IV of the Act. (City of Vaughan OP, 2010)

Good Heritage Conservation Practice Is the approach to conserving a cultural heritage resource generally accepted by professionals engaged in the work and is set out in the following documents:

UNESCO and International Council on Monuments and Sites (ICOMOS) Conventions and Charters – Venice, Appleton, Washington and Burra;

Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada;

The Ontario Ministry of Culture's eight guiding principles in the conservation of built heritage properties; and

The respective Heritage Conservation District Plan or guidelines in which the property is located, if the property is designated under Part V of the Ontario Heritage Act. (City of Vaughan OP, 2010)

Heritage Attributes means, in relation to real property, and to the buildings and structures on the real property the attributes of the property, building, and structures that contribute to their cultural heritage value or interest (*Ontario Heritage Act*, Section 1).

Significant means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act* (PPS, 2020).

CDCR refers to Conservation District Conformity Report

MHSTCI refers to the Ministry of Heritage, Sport, Tourism and Culture Industries

OHA refers to the Ontario Heritage Act.