

# Heritage Vaughan Committee Report

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**DATE:** Wednesday, January 31, 2024

**WARD:** 1

**TITLE: PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 9520 JANE STREET WARD 1 – VICINITY OF WEST SIDE OF JANE STREET, DIRECTLY SOUTH OF CANADA’S WONDERLAND AND BETWEEN HIGHWAY 400 AND WEST OF SWEETRIVER BOULDEVARD**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek Heritage Vaughan Committee’s support and recommend to the Committee of the Whole approval for the proposed designation of the property municipally known as 9520 Jane Street located west side of Jane Street, directly south of Canada’s Wonderland and between Highway 400 and west of Sweetriver Boulevard (as shown on Attachment 1).

**Report Highlights**

- The report proposes the designation of 9520 Jane Street, a 2-storey, bi-colour brick house in the Georgian style.
- The property holds physical, associated, and contextual cultural heritage value as described in the attached Statement of Cultural Heritage Value.
- The designation of this property meets the policies of the Vaughan Official Plan and the objectives and required criteria outlined in the *Ontario Heritage Act* by the Province of Ontario Regulation 9/06.

**Recommendations**

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

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 9520 Jane Street in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under; Part IV, Section 29 of the *Ontario Heritage Act* R.S.O 1990, c.O.18 to the Ontario Heritage Trust, the Property Owner (City of Vaughan), and published in the local newspapers.
3. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 9520 Jane Street and a copy of the by-law shall be served on the Owner and Ontario Heritage Trust and a notice shall be published in the local newspapers.

### **Background**

Built circa 1850's, 9520 Jane Street – also known as The Snider House – has been recognized as a significant heritage building. It is included in the Town of Vaughan's 1975 "Old Buildings in the Town of Vaughan" document and was approved in 2005 by City of Vaughan Council to be added to the Listing of Significant Heritage Structures (see Attachment 3), receiving minor protection under Section 27 of the *Ontario Heritage Act*.

Recent Cultural Heritage staff research on the subject property has confirmed that the cultural heritage value of 9520 Jane Street meets the criteria set out under OHA Regulation 9/06 for physical, associative and contextual cultural heritage value. A complete designation report that outlines these values is included herewith.

### **Previous Reports/Authority**

NA

### **Analysis and Options**

In June 2019, the *More Homes, More Choice Act*, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the *Ontario Heritage Act* ('OHA').

The Bill 108 Amendments to the OHA came into force on July 1, 2021, and include a shift in Part IV designations related to certain Planning Act applications. These changes affect Section 29(1.2) of the OHA which now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

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

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

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

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

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

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

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

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

### **Designation Comments**

ADDRESS: 9520 Jane Street

LEGAL: Lot 17, Concession 5 (East).

### **EVALUATION UNDER O.REG 9/06 CRITERIA**

Ontario Regulation 9/06 made under the *Ontario Heritage Act* establishes nine criteria for determining cultural heritage value or interest. A property may be designated under

Section 29 of the OHA if it meets two or more of these criteria. The following evaluation tables identify the application of each criterion as “N/A” (not applicable) or “X” (applicable) to the property, with explanatory text below. Additional detail is provided in Attachment 2.

## 1. DESIGN OR PHYSICAL VALUE

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

9520 Jane Street is a pre-Confederation, 2-storey bi-colour Georgian style brick house. Built in the 1850's it retains the 3 bay, symmetrical style and low hipped roof that easily identifies the Georgian architectural style as it was built in Canada during the early to mid-19<sup>th</sup> century. The modest yet decorative details of its construction by using red and buff bricks through its construction highlights the attention to detail.

## 2. HISTORICAL OR ASSOCIATIVE VALUE

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

### Archaeological

The subject property has associative value due to high archaeological potential, confirmed in the 1990's and early 2000's during the property's development into commercial properties to the south and east. To the south of the property is the Jarrett-Lahmer Village site, an indigenous pre-contact settlement area. This area has been sealed off into passive parkland and is in the City's ownership. The remaining property area should be included as part of the total cultural heritage value of the property. Should further expansion of the existing structures be proposed, archaeological review shall be required.

### Snider Family History

The property of 9520 Jane Street has associative connections to the very earliest establishment of Vaughan Township. The History of Vaughan Township unfolded in part because of the Snider family and their activities in settlement of the area including the donation of land for Vellore Town Hall and Vellore Schoolhouse, in addition to establishment of local churches and schools. After being divided by the 400 Highway, the

property continued as an agricultural property and later evolved into a quiet, country property that remains today.

The Snider family arrived in Vaughan Township by 1806, and in 1830 the north half of Lot 17 was purchased by John Snider and settled by his son Jacob Snider. The family initially built a wood frame house on the property, the fate of which is unknown. Jacob Snider branched out from farming to offer his services as a surgeon, as apparently, he was very skilled in the area.

It was the junior John Snider who donated the land on west side of the Lot for the Township Hall in the 1840's and then later the land for the schoolhouse beside the Town Hall (both buildings now known as Vellore Hall and Schoolhouse). And it is likely John Snider who built the existing Georgian brick house in the 1850's. The farm itself stayed in the family until 1946 when "Duke" (aka Marmaduke) Jarrett retired and the family sold off the farm in advance of the coming Highway 400. This split the lot into the East Half and West Half, with the house remaining in situ on the land.

For a few decades after, the agricultural function of the farm continued as a dairy cattle farm. During the Aspey's ownership (in the 1980's), the front porch, attached 2-storey gazebo and rear addition are thought to have been added. The modern additions also appear to have been attached without the removal of existing outer brick walls meaning that the house underneath is still largely intact. After the late 1990's and early 2000's development of the property in the form of the commercial development to the east and south, the property was sold in 2019 and is now the property of St. John the Evangelist Romanian Orthodox Church.

### 3. CONTEXTUAL VALUE

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

The contextual value of the subject property relates to the building's historical link and physical location – it is related directly to the early European settlement of Vaughan, and to Vaughan agricultural history. Its setback from Jane Street is indicative of a time when the land stretched west to Weston Road and the house would have been easily accessible through either road. The trees and vistas from the house, particularly to the south over the passive parkland provide a glimpse into the pre-contact and historical land features.

### **Financial Impact**

There are no Financial Impacts associated with this report.

### **Operational Impact**

There are no Operational Impacts associated with this report.

### **Broader Regional Impacts/Considerations**

There are no Regional impacts or considerations for this application.

### **Conclusion**

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

The Development Planning Department is satisfied the proposed designation of 9520 Jane Street conforms to the policies of the Vaughan Official Plan and the objectives and criteria of the *Ontario Heritage Act*. Accordingly, staff can support a Heritage Vaughan recommendation for Council approval of the proposed designation of 9520 Jane Street under the *Ontario Heritage Act*.

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

### **Attachments**

Attachment 1 – 9520Jane\_Location Map.

Attachment 2 – 9520Jane\_Statement of Cultural Heritage Value.

Attachment 3 – 9520Jane\_LSHS Register 2005.

Attachment 4 – 9520Jane\_Building Photos.

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