

# Heritage Vaughan Committee Report

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**DATE:** Wednesday, February 28, 2024

**WARD:** 1

**TITLE:** PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 7230 NASHVILLE ROAD

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek Heritage Vaughan Committee's support and recommend to the Committee of the Whole approval for the proposed designation of the property municipally known as 7230 Nashville Road, located on the north side of Nashville Road and east of Highway 50 (as shown on Attachment 1).

**Report Highlights**

- The report proposes the designation of 7230 Nashville Road, a 1½-storey building of Regency Cottage style built circa 1875.
- The property holds physical, historical, 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 7230 Nashville Road 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 Property Owner, the Ontario Heritage Trust, and published on the City Website.

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 7230 Nashville Road and a copy of the by-law shall be served on the Owner and Ontario Heritage Trust and a notice shall be published on the City Website.

## **Background**

7230 Nashville Road was evaluated as having significant architectural, historical and contextual value, and was approved in June 2005 by City of Vaughan Council to be added to the Listing of Significant Heritage Structures ('LSHS'). Further research on the subject property has confirmed that the cultural heritage value of 7230 Nashville Road meets the criteria set out under OHA Regulation 9/06 for physical, associative and contextual cultural heritage value. A complete designation report that outlines these values is included herewith.

## **Previous Reports/Authority**

Not applicable.

## **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.

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

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

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

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

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

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

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

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

### **Designation Comments**

ADDRESS: 7230 Nashville Road

LEGAL: Lot 26, Concession 10

### **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.

#### **1. DESIGN OR PHYSICAL VALUE**

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

7230 Nashville Road is a 2-storey Georgian style building exhibiting a hipped roof, symmetrical layout and simplicity in design details. The structure displays a good level of craftsmanship and is flanked by symmetrical chimneys at the two extreme ends. The windows, with shutters, add minimal detail to the front elevation. Over the years, additions were built to accommodate the needs of the family: the expansion at the rear of the building was added prior to 1950's, and a greenhouse addition in 1979.

## 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>

7230 Nashville Road has long been associated with the Dalziel family: John Dalziel (1751-1842) and Ann Bell (1775-1866), came from Scotland with eight of their ten children; John Bell Dalziel (1801-1870), occupied this subject property since 1860. Various members of the Dalziel family were active members of the community: James Dalziel's niece Mary, and her husband Frank McCluskie donated land for the Presbyterian church in Nashville. The donation of land highlights not only the contribution to the development of Vaughan for the benefit of the community, but also importance of religion within the Vaughan community.

## 3. CONTEXTUAL VALUE

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

7230 Nashville Road has contextual value relating to the building's historical link and physical location on the property. While the structure may be set back further on the property and near the end of the long driveway, it historically represents a way of life during the time period it was built and is a reflection of the farming economy during the 19<sup>th</sup> and early 20<sup>th</sup> century farm cultural landscape. The subject property remains surrounded by agricultural fields and other rural residential properties and holds contextual value as a longstanding feature historically linked to its surroundings within the community. The subject property also reflects the hard work and contributions of the Dalziel family in Vaughan, and it is here that the merit of the house lies, just as much as in the architectural value.

## 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 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 7230 Nashville Road conforms to the policies of the Vaughan Official Plan and the objectives and criteria of the *Ontario Heritage Act*. Accordingly, staff can support a Heritage Vaughan recommendation for Council approval of the proposed designation of 7230 Nashville Road under the *Ontario Heritage Act*.

**For more information**, please contact: Aminata Shaw, Heritage Coordinator, ext. 8813.

## **Attachments**

- Attachment 1 – 7230Nashville\_Location Map
- Attachment 2 – 7230Nashville\_Statement of Cultural Heritage Value
- Attachment 3 – 7230Nashville\_Maps
- Attachment 4 – 7230Nashville\_LSHS info page
- Attachment 5 – 7230Nashville\_Building Photos

## **Prepared by**

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