

Heritage Vaughan Committee Report

DATE: Wednesday, March 27, 2024

WARD: 2

TITLE: PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 5670 STEELES AVENUE W

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

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 5670 Steeles Avenue W located on the northwest corner of Steeles Avenue W and Martin Grove, directly south of Highway 407 (as shown on Attachment 1).

Report Highlights

- The report proposes the designation of 5670 Steeles Avenue W, a 2-storey Georgian style building.
- 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 5670 Steeles Avenue W 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, 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 5670 Steeles Avenue W and a copy of the by-law shall be served on the Property Owner and Ontario Heritage Trust and a notice shall be published on the City Website.

Background

Built circa 1850-1870, 5670 Steeles Avenue W has been recognized as a significant heritage building. It was approved in 2005 by City of Vaughan Council to be added to the City Heritage Inventory of Listed Structures of Heritage Significance ('LSHS'), receiving limited 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 5670 Steeles Avenue W 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.

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: 5670 Steeles Avenue W
LEGAL: Lot 1, Concession 8

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	X
▪ displays high degree of craftsmanship or artistic merit	N/A
▪ demonstrates high degree of scientific or technical achievement	N/A

5670 Steeles Avenue W is a pre-Confederation, 2-storey Georgian style red brick house (presently clad in stucco). Built between 1850-1870 it retains a symmetrical style that easily identifies the Georgian architectural style. Noted modest decorative details of its construction include red brick patterned corners as attention to detail. Although changes have been made to meet the needs and aesthetic taste of several homeowners over the years, the structure maintains its connection to Georgian style with the addition of the columned verandah.

2. HISTORICAL OR ASSOCIATIVE VALUE

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

The property is associated with William Hartman, who served as Deputy Reeve of Vaughan, and also participated Vaughan Agricultural events. 5670 Steeles Avenue West is also connected to other early settler and farming families in Vaughan: The Kellam's and the McKinnon's.

The structure has the potential to yield information that contributes to the understanding of a community through the property's continued farming operations over the years. This would include mix farming, which involved growing grain and corn, and also selling milk to Toronto. The property was also used as a pony farm, in particular Shetland ponies. These elements contribute to the understanding of the type farm work that was occurring within Vaughan communities.

3. CONTEXTUAL VALUE

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

The subject property located at 5670 Steeles is historically linked to that its surrounding and is a longstanding feature. Located on the north side of Steeles Avenue west, the structure is setback on the lot surrounded by mature trees, with a long driveway leading up to the building. This maintains the characteristics of farmhouse settings and traces of the farming economy during the 19th and early 20th century farm cultural landscape. The subject property highlights the rural and agricultural past of the surrounding area. This building reflects the hard work and contributions of the farming families that lived on the property: the Hartman, Kellam, and McKinnon families. 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 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 5670 Steeles Avenue W 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 5670 Steeles Avenue W under the *Ontario Heritage Act*.

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

Attachments

- Attachment 1 – 5670Steeles_Location Map
- Attachment 2 – 5670Steeles_Statement of Cultural Heritage Value
- Attachment 3 – 5670Steeles_Building Photos
- Attachment 4 - 5670Steeles_Info Page

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