

Heritage Vaughan Committee Report

DATE: Thursday, April 11, 2024

WARD: 1

TITLE: PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 1560 KING-VAUGHAN ROAD

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 1560 King-Vaughan Road located on the north side of King-Vaughan Road and west of Dufferin Street (as shown on Attachment 1).

Report Highlights

- The report proposes the designation of 1560 King-Vaughan Road, a 2 storey Late Georgian brick house built in 1906-1907.
- 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 development as presented, subject to following conditions:

1. That the Designation Report for 1560 King-Vaughan Road be Received.
2. That Council approve the recommendation of the Heritage Vaughan Committee to designate 1560 King-Vaughan Road in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.

3. 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.
4. 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 2480 Kirby Road 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

The cultural heritage value of the property known as 1560 King-Vaughan Road meets the criteria set out by the Ontario Heritage Act under Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value. Though this property was not part of Vaughan Township until 1971, it carries similar history and context to those which were always part of Vaughan Township. This structure, although built well after its general era, serves as a fine example of Georgian architecture, and has been in its original location since the early 1900s.

Previous Reports/Authority

N/A

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*, the *Planning Act*, the *Municipal Act*, and the *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: 1560 King-Vaughan Road.

LEGAL: Part Lot 1 Con 3 King Pt 1 65R-15586.

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

1560 King-Vaughan Road was built between 1906-1907: the 2-storey red brick building is a representative and surviving example of the Late (due to its construction date) Georgian style that was particularly prominent in Ontario between 1784-1860. It was built by James Brown with the help of his son William Brown, in a style that was most familiar to settlers from Pennsylvania. The building maintains strict symmetry through the location and dimensions of the windows, flanking chimneys, and simplicity of details.

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	N/A
▪ 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

1560 King-Vaughan Road is associated with the Brown family, originally from Pennsylvania, and established in King Township in the 1830's. The property was purchased in 1847 but this building was not built until 1906, and in 1907 the tax assessment indicated a jump in property value which is due to the completion of this house. The property was sold in 1920 to the Crossley family, who had rented the property for several years before buying it outright. The Crossleys farmed much produce for commercial distribution within the community at Crossley Hall. Charles Crossley (the son) had a very extraordinary life of service in aviation, making impacts on Canadian and British air forces, served in both world wars, and continued flying until he retired. His son continued the family farming legacy until 1991.

3. CONTEXTUAL VALUE

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

The property has a long-standing relation to agricultural history and practices of the area, and is linked to one particular family name (Crossley) for nearly 100 years of farming and produce history. Archival evidence shows that the Crossley farm specifically provided food to the community, by having certain produce brought to

Crossley Hall where they were pickled and distributed to the community. Prior to the Crossley farm, the Brown farm was active and produced many crops and food.

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 associated with this report.

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 1560 King-Vaughan 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 1560 King-Vaughan Road under the *Ontario Heritage Act*.

For more information, please contact: Vanessa Lio, Heritage Coordinator, ext. 8152.

Attachments

Attachment 1 - 1560KingVaughan_Location Map

Attachment 2 - 1560KingVaughan_Statement of Cultural Heritage Value

Attachment 3 - 1560KingVaughan_historic maps

Attachment 4 - 1560KingVaughan_building photos

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