

# Heritage Vaughan Committee Report

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**DATE:** Wednesday, April 24, 2024

**WARD:** 1

**TITLE:** DELISTING OF 11424 JANE STREET, A PROPERTY INCLUDED ON THE VAUGHAN HERITAGE INVENTORY AS A LISTED STRUCTURE OF HERITAGE SIGNIFICANCE ('LSHS')

**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 removal of the subject property at 11424 Jane Street (shown in Attachment 1) from the Municipal Registrar as a *Listed Structure of Historical Significance* under Part IV Section 27 of the *Ontario Heritage Act*.

**Report Highlights**

- The property Owner is requesting the subject property be removed from the Register of Cultural Properties of Historical Value.
- The property contains a 2-storey house that is irreversibly damaged.
- Based on independent professional recommendations, this structure is not safe for relocation and must be demolished; no on-site mitigation or commemoration is feasible.

**Recommendations**

1. THAT Heritage Vaughan recommend the approval of the proposed removal of the subject property from City of Vaughan Heritage Inventory as a Listed Structure of Historical Significance, under Section 27(1.3) of the *Ontario Heritage Act*.
2. THAT the remaining structures on the property be approved for demolition, with no mitigation or commemoration options feasible.

## **Background**

The subject property at 11424 Jane Street contains a 2-storey brick building constructed between 1880-1890 in a Gothic Revival style. The property was owned by Donald Cameron since 1850, who built the original structure on the property – and was later passed on to his son Alex Cameron who built the current main building (see Attachment 6 archival photos). The property contained numerous significant chattels, the most notable of which is the bake oven that was formerly on the property and was acquired in 2018 by the Metropolitan and Region Conservation for Black Creek Pioneer Village to demonstrate bread baking as it was done more than 100 years ago. The oven was built in 1850 by Alex Cameron and 10-15 loaves could be baked at a time; it is one in only a handful that still in exist in Southwestern Ontario.

## **Previous Reports/Authority**

There are no previous reports.

## **Analysis and Options**

The Owner(s) of the subject property at 11424 Jane Street first submitted a request for demolition of the structures on the property in February 2023. As part of the ongoing demolition efforts, a Cultural Heritage Impact Assessment report (see Attachment 2) was produced and submitted – it identified the built heritage resource as a candidate for Designation under Part IV S.29 of the *Ontario Heritage Act* and recommended relocation of the building to a new site with very specific conditions to maintain its context and architectural intent. The report notes that, if relocation is not possible, then no on-site commemoration or materials mitigation is possible due to the Ministry's Zoning Order for construction of distribution facilities and storage of goods and materials (granted March 4, 2022) on the site. At the time of the report's issue (Oct. 2023) the building was described to be in "fair-to-poor condition" (pg.33).

Based on the relocation recommendations of the CHIA report, the Owner(s) was asked to prepare and submit a structural report that would confirm the feasibility for such a relocation process. The Condition Assessment Report (see Attachment 3) was submitted in February 2024.

The photos included in this report show evidence of either demolition or collapse of the ancillary structure previously attached to the West wall (see photos in Attachment 2 on pp. 12-14). The photos show no base under the now exposed west wall and clear signs of wood splitting and sagging of the ground floor frame along the entire edge due to lack of base. The irreversible structural failure of the West elevation has had further irreversible damaging effects to the North and South walls of the building tearing out some of the brick veneer (see photos in Attachment 3 on pp. 3, 4, 8 respectively).

As a result of the structural failure combined with *"up to 10 years with no heat... the openings in the roof allowing water penetration and potential water damage to the wood structure over an extended period and coupled with the unsupported condition of the*

*West wall* (Attachment 3, pg.2), it is the opinion of the structural engineer(s) that the remaining heritage structure is not safe for relocation.

The owner requests to remove the property from the Heritage Inventory (delist) and to demolish the remaining structure(s) on site without further mitigation or commemoration.

### **Financial Impact**

There are no requirements for new funding associated with this report.

### **Operational Impact**

There are no operational impacts or considerations.

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

There are no broader Regional impacts or considerations.

### **Conclusion**

The built heritage resource at 11424 Jane Street is not safe for relocation due to structural failure. Without the 2-storey house, the property does not retain heritage value or interest to merit Listing, and no mitigation or commemoration is feasible as part of the proposed redevelopment of the site.

Cultural Heritage staff support the Heritage Vaughan Committee recommendation to Committee of the Whole that the subject property be removed from the LSHS register, as it will no longer maintain the criteria for the Listing as a property of architectural, cultural heritage, or contextual significance.

**For more information**, please contact: Nick R. Borcescu, Senior Heritage Planner, ext. 8191.

### **Attachments**

- Attachment 1 – 11424Jane\_Location Map
- Attachment 2 - 11424Jane\_CHIA
- Attachment 3 - 11424Jane\_Condition Assessment Report
- Attachment 4 - 11424Jane\_Alex Cameron Documents (1908-1923)
- Attachment 5 - 11424Jane\_Donald Cameron Memoir (1932)
- Attachment 6 - 11424Jane\_Archival Photos
- Attachment 7 - 11424Jane\_Letter Request for Delisting Property

### **Prepared by**

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