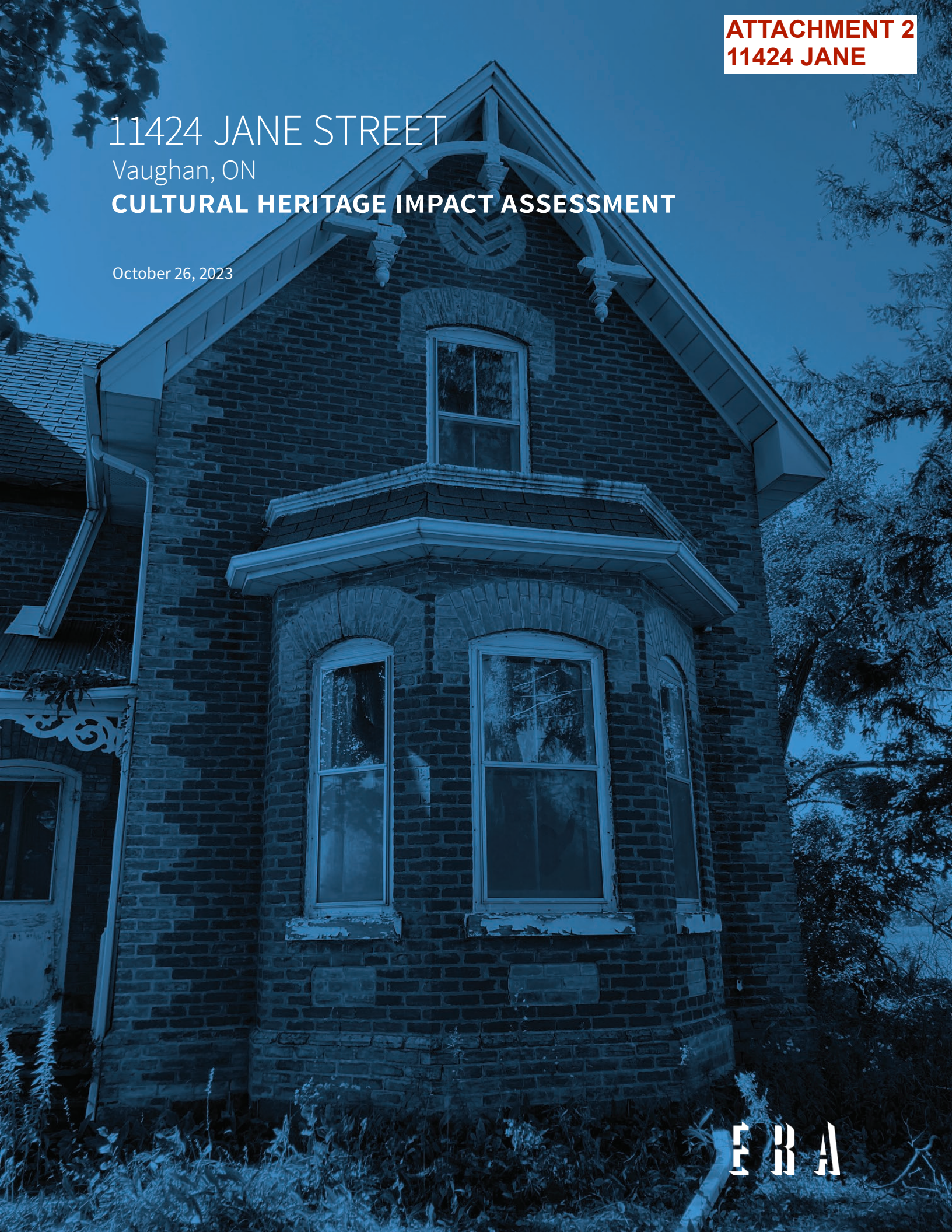


11424 JANE STREET

Vaughan, ON

CULTURAL HERITAGE IMPACT ASSESSMENT

October 26, 2023



Project # 23-184-01
Prepared by PE / SI / EC / JG / AG

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EXECUTIVE SUMMARY

Background

ERA Architects Inc. (ERA) was retained by ZZEN Group of Companies Limited to prepare a Cultural Heritage Impact Assessment (CHIA) for the permitted development at 11424 Jane Street, Vaughan (the “Site”). This CHIA assesses the impact of the permitted development on the heritage resources on and adjacent to the Site.

The Site contains a two-storey brick farmhouse (currently vacant), built in the 1880s by Alexander Cameron, which is attached to an earlier one-and-a-half-storey farmhouse and one-storey garage.

Cultural Heritage Value

The Site is listed on the City of Vaughan’s Heritage Register under Section 27 of the *Ontario Heritage Act* (OHA). As part of this CHIA, ERA evaluated the Site using Ontario Regulation 9/06 (O. Reg. 9/06) under the OHA. Based on historical research, it is our professional opinion that the Site meets the criteria for designation under Part IV of the OHA.

The Site is considered adjacent to one property which is listed on the City’s Heritage Register, located at 11273 Jane Street. The property originally contained an historic farmstead, which has since been demolished.

Proposed Development

The permitted development is part of a Ministerial Zoning Order (MZO), granted on March 4, 2022, permitting employment uses on the Site. Eight large scale industrial buildings are proposed to be constructed and the existing farmhouse demolished.

Impact Assessment

The proposed demolition of the farmhouse constitutes a negative impact to the Site’s cultural heritage value and attributes.

The farmhouse has previously been disconnected from its on-site agricultural context (e.g. barns, landscape features), and will be further disconnected from its surrounding context as the area transitions from agricultural to employment use.

Mitigation Measures & Conservation Options

In order to limit and/or mitigate the negative impact on the property’s cultural heritage value, a number of conservation options for the farmhouse have been explored, including retention in situ; relocation; and documentation, salvage, and interpretation.

In the context of the MZO and the permitted scale and use of the surrounding buildings, which precludes the creation of an appropriately sympathetic and compatible setting for the farmhouse, neither in-situ retention nor on-site relocation of the heritage resource is feasible/recommended.

Off-site relocation could be considered, provided that a suitable alternative location exists, on a site where a substantial landscape buffer with reinstated farmsteads features (e.g. windrow, orchard, tree-lined drive) could be accommodated. In the event that a suitable property is not available, documentation, salvage, and interpretation may be considered. Under this scenario, considering the permitted use of the Site, an off-site interpretation program would be recommended (e.g. in a city-owned park).

We recommend that these options be explored further through discussions between the City of Vaughan and the proponent as the design/development process moves forward.

1 INTRODUCTION

1.1 Report Scope

ERA was retained by ZZEN Group of Companies Limited to prepare a CHIA for the permitted development at 11424 Jane Street, Vaughan. This report is being submitted subsequent to an MZO granted on March 4, 2022 to permit employment uses on the Site. This report considers the impact of the permitted development on the heritage resources on and adjacent to the Site.

According to the City of Vaughan's Terms of Reference, the purpose of a CHIA is "to identify and evaluate heritage resources and cultural landscapes in a given area (i.e. "subject property"), and to assess the impacts on the cultural heritage attributes that may result from a proposed development or alteration on the subject property". We note that, in this case, the rezoning of the Site has already been permitted through an MZO.

This report was prepared with reference to the following documents (see Appendix II for heritage policy review):

- Standards and Guidelines for the Conservation of Historic Places in Canada;
- City of Vaughan's Guidelines for Preparing a Cultural Heritage Impact Assessment (2022);
- Provincial Policy Statement (2020);
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020);
- Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value;
- York Region Official Plan (2022);
- City of Vaughan Official Plan (2010); and
- Highway 400 North Employment Lands Secondary Plan.

1.2 Site Description

The Site is comprised of a single property, known municipally as 11424 Jane Street in Vaughan, which forms part of Lot 30, Concession 5. Located on the southwest corner of Jane Street and Kirby Road, the Site is bounded by Kirby Road to the north, Jane Street to the east, Highway 400 to the west, and lands belonging to Lot 29, Concession 5 to the south.

The Site contains a two-storey brick farmhouse (currently vacant), built in the 1880s by Alexander Cameron, which is attached to an earlier one-and-a-half-storey farmhouse and one-storey garage. The farmhouse is accessed by a driveway from Jane Street, and is surrounded by agricultural lands, with a row of mature coniferous trees in front of the house (east facing).

The Site is listed on the City of Vaughan's Heritage Register under Section 27 of the OHA. The listing was adopted by City Council in June, 2005. The Heritage Register identifies the property as the "Donald Cameron House" and lists the style as Victorian. The Site is considered adjacent to one property (11273 Jane Street) which is listed on the City's Heritage Register. The property is located to the southeast of the Site and previously contained an historic farmstead, including a farmhouse and barns/outbuildings, which has since been demolished.

Contextually, the Site forms part of a rapidly evolving landscape in Vaughan's northeast quadrant. Historically an agricultural region, the area has been transitioning towards large-scale commercial and employment uses. A Walmart distribution centre is located approximately 700 meters south of the Site, and plans for a 178-acre mixed-use commercial and employment area directly south of the distribution centre have been submitted to the City. In addition to the distribution centre, the Site's immediate context includes agricultural lands to the north and east, and Highway 400 to the west.



Aerial image showing the Site, shaded blue. Note that the barns/outbuildings captured in this image have since been demolished (Google, 2023; annotated by ERA).

1.3 Site Photographs



Looking west across the Site towards the farmhouse, which is obscured by a row of coniferous trees (ERA, 2023).



East elevation of the two-storey brick farmhouse (ERA, 2023).



East elevation of the two-storey brick farmhouse (ERA, 2023).



North elevation of the two-storey brick farmhouse (ERA, 2023).



North elevation of the two-storey brick farmhouse (ERA, 2023).



South elevation of the two-storey brick farmhouse and one-storey garage (ERA, 2023).



South and west elevation of the one-storey garage (ERA, 2023).



South elevation of the one-and-a-half-storey rear (original) farmhouse, obscured by the garage (ERA, 2023).



West elevation of the one-and-a-half-storey rear (original) farmhouse and garage (ERA, 2023).



North elevation of the one-and-a-half-storey rear (original) farmhouse (ERA, 2023).



Looking northeast across the Site towards Jane Street (ERA, 2023).



Looking south across the Site towards the Walmart distribution centre (ERA, 2023).

2 HISTORICAL RESEARCH

2.1 Methodology

As part of this CHIA, ERA undertook primary and secondary research to identify the Site's history of ownership and development. The following resources were consulted:

- City of Vaughan Archives (in-person visit on September 20, 2023).
- Cameron family fonds.
- Memoir of the life of Donald Cameron (1893).
- Tax assessment rolls (note: the tax assessment records at both the Vaughan Archives and Archives of Ontario begin in 1897).
- Ontario Land Registry.
- Census records (Library and Archives Canada).
- Richmond Hill Public Library newspaper archive.
- The Canadian County Atlas Digital Project (McGill University).
- Ontario Historical County Maps (University of Toronto).

This section includes a written narrative describing the Site's history, which is organized into contextual (i.e. township) and site-specific history (i.e. chain of ownership). The contextual history is drawn from a broad range of sources listed in Appendix I. The research results are used as the basis for the evaluation of the Site's cultural heritage value (following O. Reg. 9/06) in Section 3.

2.2 Historical Context

Pre-Contact and Early Colonial Era (Pre-1800s)

For millennia, the area surrounding the site has been an integral part of the lands of diverse Indigenous nations, including the Huron-Wendat, Petun, Haudenosaunee, and, beginning in the late 1600s, the Mississaugas. These nations relied heavily on the region's rivers and waterways, specifically the Don and Humber Rivers and their tributaries. The Humber River had particular strategic value as it formed part of the historical route connecting Lake Ontario to Lake Simcoe and the Upper Lakes, known as the Toronto "Carrying Place". This network of waterways allowed various Indigenous communities to navigate, travel, and trade across the vast landscape for centuries.

In the Late Woodland Period (ca. 1000 CE to 1650 CE), the area was occupied by Iroquoian-speaking peoples (ancestors of the Huron-Wendat), who established a settled agricultural society characterized by longhouse villages. Sixteen major Indigenous settlement sites have been identified along the Don and Humber Rivers in present-day Vaughan. Notable sites include Baker (a 15th-century Iroquoian settlement), Damiani (a 15th-century Huron-Wendat village), Keffer (an early-to-mid-16th-century Huron-Wendat village), Skandatut (a 16th-to-17th-century Huron-Wendat village) and Teston (a 15th-to-16th-century Huron-Wendat settlement).

Amid increasing contact with Europeans in the 17th century — a period marked by disease, famine, and war — the Huron-Wendat migrated north to the area between Georgian Bay and Lake Simcoe. In the mid-17th century, the Haudenosaunee established a series of strategic settlements on the north shore of Lake Ontario located at key points along inland trade routes, including Ganatsekwyagon (Rouge River) and Teiaiaagon (Humber River). Due to mounting French military pressure in their homelands south of Lake Ontario, the Haudenosaunee abandoned their north shore settlements in the late 1680s but continued to assert their hunting rights in the region until 1720. Following the retreat of the Haudenosaunee from Southern Ontario, the Mississaugas migrated into the area in late 17th century, where they continued to follow a seasonal cycle of movement and resource harvesting along the rivers in the Greater Toronto Area.

After its conquest of New France in 1763, the British Crown issued a royal proclamation which established guidelines for the colonization of Indigenous territories in North America, stating that Indigenous

peoples held title to their territory until it was ceded by a treaty. Unlike the British, the Mississaugas understood land in spiritual terms, and did not believe that access to land and resources could be given up permanently. The Site, and present-day Vaughan, was subject to the 1805 “Toronto Purchase” Treaty (No. 13), which was signed with the Mississaugas of the Credit following an earlier 1787 treaty. These treaties and subsequent land surveys superimposed a colonial understanding of land over the seasonal and resource-dependent relationship held by the Mississaugas of the Credit, who were displaced from their territory and left with small reserves.



Mississauga place names at the western end of Lake Ontario (Mississaugas of the Credit First Nation).

Vaughan Township

The Township of Vaughan was formed in 1792 during the tenure of John Graves Simcoe, the first Lieutenant-Governor of Upper Canada. At this time, the Township was divided into concessions running south to north, each comprised of a series of roughly 200-acre farm lots. The Site formed part of Lot 30, Concession 5. Following Britain's loss in the American War of Independence, lots were granted to Loyalist officers in compensation for their lost American estates. Officers such as Captain Daniel Cozens from New Jersey and Captain Richard Lippincott received 3,000 acres of land, however, many of them opted not to settle in Vaughan, choosing instead to sell their land holdings.

Vaughan's early settlement was part of the broader migration to Upper Canada from the United States. This movement was, in part, spurred by Simcoe's 1792 proclamation, which offered free land grants of 200 acres to immigrants willing to cultivate and improve the land. The initial wave of settlers in Vaughan Township largely consisted of the Pennsylvania Dutch who were attracted to the area by the deciduous forests, fertile soil, and the allure of free or affordable land.

At first, population growth was slow and constrained by several factors including absentee landowners, lands set aside as Crown Lands and Clergy Reserves not being available for purchase until the 1820s, and competition from neighbouring areas. Between 1797 and 1825, the population grew slowly but steadily from 103 persons to 947. Vaughan's proximity to York, however, ensured that there was a good market for farm goods and as more land was cleared, and the township became an attractive destination for immigrants from the British Isles. By 1842, nearly 40 percent of Vaughan's population of 4,187 were born in England, Scotland or Ireland.

Beginning in the early 1800s, Vaughan began to see the growth of villages around mills. These mills, located along the Humber and Don Rivers, allowed settlers the autonomy to manufacture the essential goods they needed for livelihood. The first mill — a saw mill constructed in 1801 — was built for John Lyons by Jeremiah Atkinson in what would eventually become Thornhill. Over the next fifty years more mills began to emerge and gave rise to the formation of villages such as Burlington, Carrville, Edgeley, Elder's Mills, Elgin Mills, Maple, Pine Grove, Sherwood, and Woodbridge.



Elder's Mills on the Humber River, n.d.
(City of Vaughan Website).

The years between 1840 and 1867 have been described as “the period when agriculture began to pass from a purely subsistence level to a means of making a better life” (Reaman, 1971, p. 89). Farmers began to diversify their crops, and improvements in infrastructure, such as roads (and later railways) facilitated the movement of goods to market. Road building companies like the Albion Road Company (established in 1846) and the Vaughan Plank Road Company (established in 1860) began planking roads and charging tolls for their usage.

Railroads emerged as a mode of transportation for both people and freight in the mid-19th century and remained popular until the mid-20th century. Key lines servicing Vaughan included the Metropolitan Railway, Toronto, Grey and Bruce, the Northern Railway, and the Toronto Suburban Electric Railway. Similar to the growth of villages around mills, several villages in Vaughan experienced substantial growth during the late 19th and early 20th centuries due to the establishment of railway stations. Villages like Maple, Kleinburg, Concord, and Richmond Hill all benefited from the presence of railway stations, while others, like Sherwood, were dwarfed by neighbouring development and lost their significance.

With improvements to roads and the rise of automobile travel during the early to mid-20th century, Vaughan’s agricultural landscape began to evolve. In southern Vaughan, the population of Woodbridge grew as a direct result of road improvements, while the opening of Highway 400 in 1951 transformed Concord into an industrial hub. Although Vaughan remained primarily a farming community until the 1960s, post-World War II immigration played a role in accelerating the area’s increasing suburbanization. The consistent population growth experienced throughout the 1960s and 1970s led to the establishment of the Town of Vaughan in 1971, which became a city in 1991.



Woodbridge Canadian Pacific Railway Depot, c. 1900 (City of Vaughan Website).

Teston

The Site is located near the village of Teston, which was established by an English immigrant called Thane (full name unknown), who settled in the area between 1847 and 1852. Initially called Thanesville or Thamesville, it was renamed Teston shortly after Confederation in commemoration of the birthplace of another early settler, T. Chapman. Teston's early buildings included a Wesleyan Methodist church established in 1811, a post office and general store built by first postmaster George Wilson in 1855, and a second general store, built by Joseph Lund in 1870. Lund also ran a blacksmith's shop and an undertaking business and lived in the only brick house in the village. Other notable buildings in Teston included a hotel and a school.






Teston post office, n.d. (City of Vaughan Archives).

Bryson School

The Bryson School, also known as the Upper Sixth School or School Section #10, occupied the northwest corner of Lot 30, Concession 5 (west of the Site). Established in 1865, the school was originally constructed of logs on a site just south of its present location. Around 1882, the corner property was purchased by representative of the school board (Neil Malloy, Alex Cameron and Isaac Murray) from Robert Phillips, where a new brick school was built at a cost of \$2,200. Alex Cameron was a local farmer who resided on the east half of Lot 30 (the Site) in close proximity to the school (see Section 2.3 for more details on the Cameron family).



1878 Miles & Co Historical Atlas of the County of York, showing the Site in relation to the village of Teston and the Bryson School (McGill University; annotated by ERA).

-  The Site
-  Teston
-  Bryson School



Students in front of the Bryson School, 1957 (City of Vaughan Archives).

2.3 Site History

Historically, the Site formed part of Lot 30, Concession 5 in Vaughan Township, a 200-acre farm lot which was patented by Anna Devins in 1798. Between 1807 and 1817, the lot passed through the ownership of a number of individuals, who would have likely been absentee landowners, including: Jacob Nell, Levi Devins, Alfred Barrett, John Button, and John Waltz. In 1827, Joseph Waltz sold the east 100 acres of the lot (roughly corresponding to the Site) to William Bergin, who sold the lot to Donald Cameron the same year.

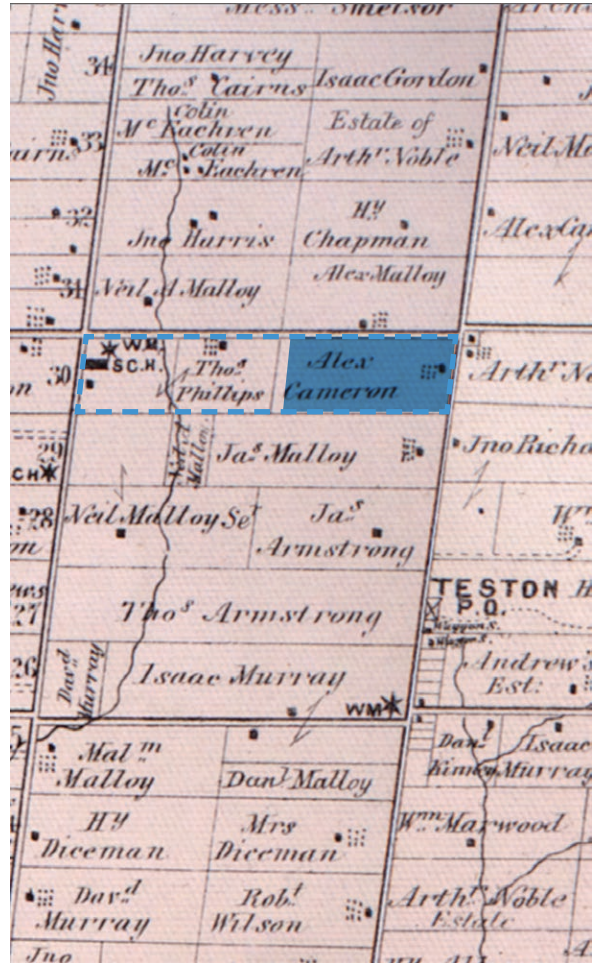
As detailed in his 1857 memoir, Donald Cameron was born in Scotland in 1793, immigrating to Canada with his wife Christine McLeven in 1819. The Camerons originally settled in Caledon Township where they raised two daughters, Agnes and Sarah. Following Christine's death in 1823, Donald Cameron married Elizabeth Armour (in 1824), and the family relocated to Vaughan Township several years later: "My Elizabeth was not very content with our prospects in Caledon. Indeed from the date of our marriage up to the time of our leaving she never seemed to acquire any better liking for the place, so the first offer we got for it we sold it to a man named John Drummond, and bought Lot No. 30, on 5th concession, Vaughan, the place on which we now reside" (Cameron, 1893, p.12).

Donald and Elizabeth Cameron had eight children, two of whom died during infancy: Jean (b. 1825 d. 1907), Archibald (b. 1826 d. 1897), Alexander (b. 1828 d. 1909), Janet (b. 1830 d. 1831), Christina (b. 1833 d. 1855), Elizabeth (b. 1835 d. 1837), Donald (b. 1844 d. 1862), and Mary (b. 1837 d. 1917). After settling in Vaughan, Donald Cameron became an elder in the township's Presbyterian Church (ordained in 1833), where he "regularly performed the duties of his office up to the date of his death" (Cameron, 1893, p.14). Upon his death in 1858, Donald Cameron left the lot to his son Alexander in his will: "I give devise and bequeath to my son Alexander lot number thirty in the fifth concession" (Surrogate Court, 1858). His wife Elizabeth was given "use of the house in which I now reside in".

According to the 1861 census, Alexander Cameron lived with his mother Elizabeth and younger sister Mary in a one-and-a-half-storey frame house, which would have been built by Donald Cameron sometime between 1827 and 1858. This is consistent with the rear section of the extant farmhouse. The same year of the census, Alexander married Barbara Malloy, and together the couple had five children: Elizabeth, Jane, Mary (Minnie), Christina, and James Alexander.



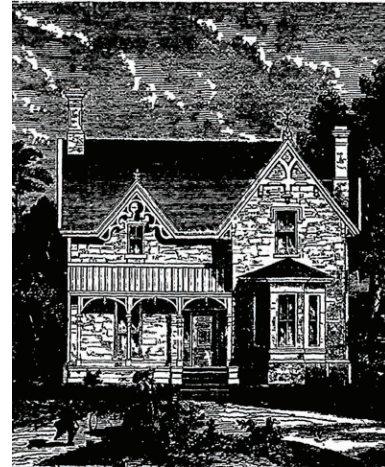
1860 Tremaine's Map of York County. Lot 30, Concession 5 is outlined with a dashed blue line. The Site is shaded blue (University of Toronto; annotated by ERA).



1878 Miles & Co Historical Atlas of the County of York. Lot 30, Concession 5 is outlined with a dashed blue line. The Site is shaded blue. Note the farmhouse and orchard on the east end of the Site, owned by Alex Cameron (McGill University; annotated by ERA).

In 1881, Cameron retired from farming and leased the surrounding farmland, placing an advertisement in the York Herald, a local newspaper. However, he remained an active member of the local community, notably as the president of the Vaughan Plowman's Association, and also as a member of the local Bryson School board (The Liberal, 14 March 1889, p.5; Reaman, 1971, p.167).

It is estimated that the extant brick farmhouse was built in the 1880s by Alexander Cameron, as the family were recorded in a two-storey brick house with 10 rooms in the 1891 census. This is supported by the house's dichromatic brickwork, which was popular in Ontario during the 1870s and 1880s (Ritchie, 1979); and the absence of a brick farmhouse in the c. 1880 archival photograph. The farmhouse's design was inspired by a Gothic Revival design published in *The Canada Farmer*, a farming magazine, in 1864.



1864 design for a "suburban villa or farm house", published in *The Canada Farmer* Vol. 1 No. 9 (Canadiana).



c. 1880 photograph of the Cameron family in front of the farmhouse built by Donald Cameron, prior to the construction of the two-storey brick farmhouse. Pictured are Mary Cameron, Minnie Cameron, Mrs. Donald Cameron, James Cameron, and Elizabeth Cameron (City of Vaughan Archives).

When his daughter Jane was married in 1894, the wedding was held at the Cameron house, which was described a local reporter as "a handsome residence" (The Liberal, 18 October 1894). The 1897 assessment roll indicates that Cameron's property, which comprised of the east half of Lot 30, was valued at \$4,800. Following Alexander Cameron's death in 1909, the farm was passed down to his only son James Alexander Cameron, who became a widely-known local politician. During his political career, James Alexander Cameron held several positions in both Vaughan Township and Weston:

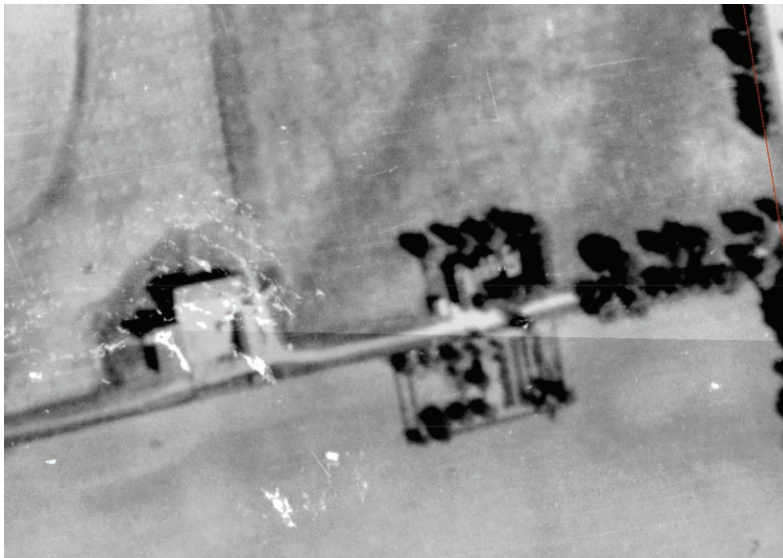
Mr. Cameron was active in municipal circles, and had wide connections as assessment valuator for York County for the past ten years. He was a former reeve of Vaughan township and Warden of York County. He was reeve of Weston from 1933 to 1936, where he had lived for 32 years prior to his death (The Liberal, 17 January 1945, p.7).

In 1924, James Alexander Cameron sold the farm to Andrew Carson and Ernest A. Carson for \$15,000. In the late 1940s and early 1950s, the western part of Carson's property was acquired by the Ontario Department of Highways for the Highway 400 right-of-way.

The 1954 aerial photograph shows the attached one-storey garage (likely built during the first half of the 20th century), a tree-lined drive, a windrow along Jane Street, and a collection of barns/outbuildings to the rear of the farmhouse (recently demolished). In 1955, Ernest A. Carson sold the remaining property (the current Site) to Audrey M. Naylor, who sold the property to Bruce Ella in 1965. The Ellas retained ownership of the property until at least the late 1980s, when Bruce Ella granted the property to Arthur Ella. In 2018, the farm's bake oven (originally built c. 1850) was relocated to Black Creek Pioneer Village for use as an interpretive installation.



James Alexander Cameron, n.d. (City of Vaughan Archives).



1954 aerial photograph of the Site (York Region Maps).



Photograph of the original bake oven from the Cameron farm (n.d.), which was relocated to Black Creek Pioneer Village in 2018 (City of Vaughan Archives).



Late-20th-century photograph of the Cameron house, which was owned by Bruce Ella at the time (City of Vaughan Archives).



2001 photograph of the Cameron house (City of Vaughan Archives).

3 CULTURAL HERITAGE EVALUATION

The Site has been evaluated against the O.Reg 9/06 “Criteria for Determining Cultural Heritage Value or Interest” under the OHA.

O. Reg. 9/06 was developed for the purpose of identifying and evaluating the cultural heritage value or interest of a property proposed for protection under Section 29 of the OHA. The purpose of the criteria is to provide a consistent approach for the evaluation of heritage properties.

O. Reg. 9/06 states that “the property may be designated under section 29 of the Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest”. While meeting two or more of the criteria may be sufficient justification, in some cases, for protection of a property under the OHA, O. Reg 9/06 does not provide a clear threshold or automatic mandate for designation.

Based on historical research, it is our professional opinion that the Site meets three O. Reg. 9/06 criteria in connection with the following:

- Design/physical value as a well-crafted representative example of a late-19th-century Gothic-Revival farmhouse, with a high degree of craftsmanship related to its high-quality brickwork.
- Historical/associative value for its direct association with the Cameron family, including James Alexander Cameron, a widely-known municipal politician who served as the Reeve of Vaughan Township and Warden of York County.

3.1 Ontario Regulation 9/06 Evaluation

Value (quoted from Ontario Reg. 9/06)	Y/N	Assessment of 11424 Jane Street
<p><i>Design/Physical Value:</i></p> <p>1. <i>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.</i></p>	Y	<p>The Alexander Cameron House is a well-crafted representative example of a late-19th-century Gothic-Revival farmhouse. Inspired by an 1864 design published in <i>The Canada Farmer</i>, the property is typified by its L-shaped plan, cross-gabled roof with front-facing gable ends, bay window, king post and collar tie gable decorations, and dichromatic brickwork imitating quoins and hood moulds.</p> <p>The original farmhouse built by Donald Cameron (now the rear section of the building), is no longer legible as a mid-19th century farmhouse due to the garage addition covering its principal facade, and other alterations to its built fabric (e.g. removal of windows, truncation of brick chimney).</p> <p>As the farmhouse is the only remaining built feature of the farmstead, which once included barns and other outbuildings, the property is not representative of an historic Ontario farmstead.</p>
<p>2. <i>The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</i></p>	Y	<p>The Alexander Cameron House, and more specifically its brickwork, displays a high degree of craftsmanship for a farmhouse of its period. This is evidenced by the intricate combination of contrasting red and buff bricks, and the use of tuckpointing — a highly-skilled pointing finish — to create the illusion of finely-pointed gauged brickwork.</p>
<p>3. <i>The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</i></p>	N	<p>The overall construction of the farmhouse (i.e. wood frame, masonry walls, stone foundation) is typical of the 19th century period, and does not constitute a high degree of technical or scientific achievement.</p>

<p>Historical/Associative Value:</p> <p>4. <i>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.</i></p>	<p>Y</p>	<p>The property has a direct association with the Cameron family, who owned the farm between approximately 1827 and 1924, during which time the extant farmhouse(s) were constructed. The Camerons are significant as early settlers in Vaughan Township, and as active members of the local community.</p> <p>Donald Cameron, one of the early settlers in the township, was an elder in the Presbyterian Church of Vaughan. His son Alexander was the president of the Vaughan Plowman’s Association and a member of the local school board, contributing to the establishment of the nearby Bryson School. Donald’s grandson, James Alexander Cameron, was a widely-known municipal politician who served as the Reeve of Vaughan Township, Warden of York County, and later as the Reeve of Weston.</p>
<p>5. <i>The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</i></p>	<p>N</p>	<p>The property does not offer new knowledge or a greater understanding of particular aspects of the community’s history or culture.</p>
<p>6. <i>The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i></p>	<p>N</p>	<p>The available historical record does not include any documentation of a builder/architect. Given the farmhouse’s similarity to an 1864 pattern book design, it is unlikely that it was designed by an architect.</p>
<p>Contextual Value:</p> <p>7. <i>The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</i></p>	<p>N</p>	<p>The property is located in a rapidly evolving suburban context, which no longer has a definable rural character. While there are some remnant farmhouses/farmsteads in close proximity to the Site, they lack integrity and do not contribute to a distinctive sense of place. This is compounded by the recent development of a large Walmart distribution centre immediately south of the property.</p>

<p>8. <i>The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</i></p>	<p>N</p>	<p>Although the property was developed during the 19th century concurrently with the surrounding area, it does not currently demonstrate strong connections to its surroundings.</p>
<p>9. <i>The property has contextual value because it is a landmark.</i></p>	<p>N</p>	<p>Due to the deep setback of the farmhouse, and the row of coniferous trees shielding it from the street, it is not a physical landmark in its context.</p>

3.2 Draft Statement of Significance

Description of Property — Alexander Cameron House, 11424 Jane Street

The Alexander Cameron House is a two-storey brick farmhouse, built in the 1880s, which forms part of a large agricultural property located on the west side of Jane Street south of Kirby Road in Vaughan, north of the former village of Teston. It is attached to an earlier one-and-a-half-storey farmhouse and a one-storey garage.

Statement of Cultural Heritage Value or Interest

The Alexander Cameron House is valued as a well-crafted representative example of a late-19th-century Gothic-Revival farmhouse. Inspired by an 1864 design published in *The Canada Farmer*, the property is typified by its L-shaped plan, cross-gabled roof with front-facing gable ends, bay window, king post and collar tie gable decorations, and dichromatic brickwork imitating quoins and hood moulds. It is distinguished by its high degree of craftsmanship, evidenced by the intricate combination of contrasting red and buff bricks, and skillful use of tuckpointing to create the illusion of finely-pointed gauged brickwork.

The Alexander Cameron House is also valued for its association with the Cameron family, who owned the property between approximately 1827 and 1924, and contributed to Vaughan Township in various ways. One of the township's early settlers, Donald Cameron was an elder in the Presbyterian Church. His son Alexander was the president of the Vaughan Plowman's Association and a member of the local school board, contributing to the establishment of the Bryson School. Donald's grandson, James Alexander Cameron, was a widely-known municipal politician who served as the Reeve of Vaughan Township, Warden of York County, and later as the Reeve of Weston.

Description of Heritage Attributes

Key exterior attributes that express the value of the Alexander Cameron House as a well-crafted representative example of a late-19th-century Gothic-Revival farmhouse:

- Scale, form, and massing of the two-storey farmhouse with its L-shaped plan.
- Cross-gabled roof with front-facing gable ends.

- Combination of round arch and segmental arch window/entrance openings.
- King post and collar tie gable decorations.
- Porch with sloping roof and turned posts.
- Contrasting red and buff brick materials, with buff brick used to imitate quoins and hood moulds.

Key exterior attributes that express the Alexander Cameron House's high degree of craftsmanship:

- Contrasting red and buff brick materials, with buff brick used to imitate quoins and hood moulds.
- Use of tuckpointing.

4 CONDITION ASSESSMENT

ERA performed a visual inspection of the Site in August, 2023. Inspections were limited to visible exterior envelope features such as the brick façade, stone details, brick chimneys, windows, doors, metal flashings, and rainwater management systems (gutters and downspouts). No close up “hands on” inspections were carried out using scaffolding or a lift. The review does not include general interior inspections, structural, mechanical, electrical or plumbing systems/elements in the interiors. Overall the building appears to be in fair-to-poor condition.

Exterior

- The red brick façade, buff brick details, and stone foundation appear to be in fair condition, with areas of poor condition showing step cracking and dislodged bricks (foundation), mortar loss, and biological staining.
- The wood-clad rear farmhouse appears to be in poor-to-defective condition, showing areas of deformed wood beams and vertical framing, a missing and defective garage door, wood rot, paint loss, missing board and batten siding, and missing fascia boards.
- The buff brick chimney at the main farmhouse appears to be in fair condition.
- The red brick chimney at the rear farmhouse appears to be in poor condition, showing missing bricks at the top section.
- The asphalt shingles at the main farmhouse appear to be in defective condition, showing areas of missing, blistered, curling, and cracking shingles, along with deteriorated and missing roof boards.
- The metal standing seam roof at the rear farmhouse appears to be in poor condition, showing large areas of rusting.
- The wood windows at the main farmhouse appear to be in poor condition, with areas of defective condition showing wood rot, paint flaking, and broken glass.
- The wood doors at the main farmhouse appear to be poor condition, with areas of defective condition showing wood rot, paint flaking, and missing wood panels.

DEFINITION OF TERMS

The building components were graded using the following assessment system:

Excellent: *Superior aging performance. Functioning as intended; no deterioration observed.*

Good: *Normal Result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.*

Fair: *Functioning as intended. Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.*

Poor: *Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year to restore functionality.*

Defective: *Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk; must be dealt with immediately.*



Brick staining on the east elevation of the main farmhouse (ERA, 2023).

- The wood porch decking appears to be in defective condition, showing severe wood rot and deformation of the structure.
- The wood porch columns and decorative brackets appear to be in fair condition, with some areas of poor condition showing wood rot and paint flaking.
- The wood bargeboard appears to be in fair condition, with some areas of poor condition showing missing wood elements and paint flaking.
- The porch's metal standing seam roof appears to be in fair condition.
- The metal flashing, gutters, and downspouts appear to be in poor condition, with areas of defective condition including detached gutters, missing downspouts, and extenders.



Broken window glass on the south elevation of the main farmhouse (ERA, 2023).



Dislodged bricks and missing downspout on the north elevation of the main farmhouse (ERA, 2023).



Detached gutter on the east elevation of the main farmhouse (ERA, 2023).

Interior

The review of the interior was limited due to the presence of severe mold and mildew, however it appeared to be in poor-to-defective condition.

- The ground floor ceilings appear to be in defective condition, showing large areas of mold, plaster deterioration, and paint flaking.
- The second floor ceilings appear to be in defective condition, showing large areas of mold, paint flaking, plaster deterioration, and missing roof boards allowing for moisture ingress.
- The ground floor walls appear to be in poor condition, showing areas of mold and paint flaking.
- The second floor walls appear to be in defective condition, showing areas of mold, paint flaking, and plaster deterioration.
- The basement's concrete floor appears to be in poor condition, with some areas of defective condition showing cracking and deformation.



Missing roof boards at the top of the stairs on the second floor (ERA, 2023).



Mold, paint flaking, and plaster deterioration on the first floor (ERA, 2023).



Ceiling deterioration on the second floor (ERA, 2023).



Defective concrete floor in the basement (ERA, 2023).

Condition Assessment Notes and Measures for Protection

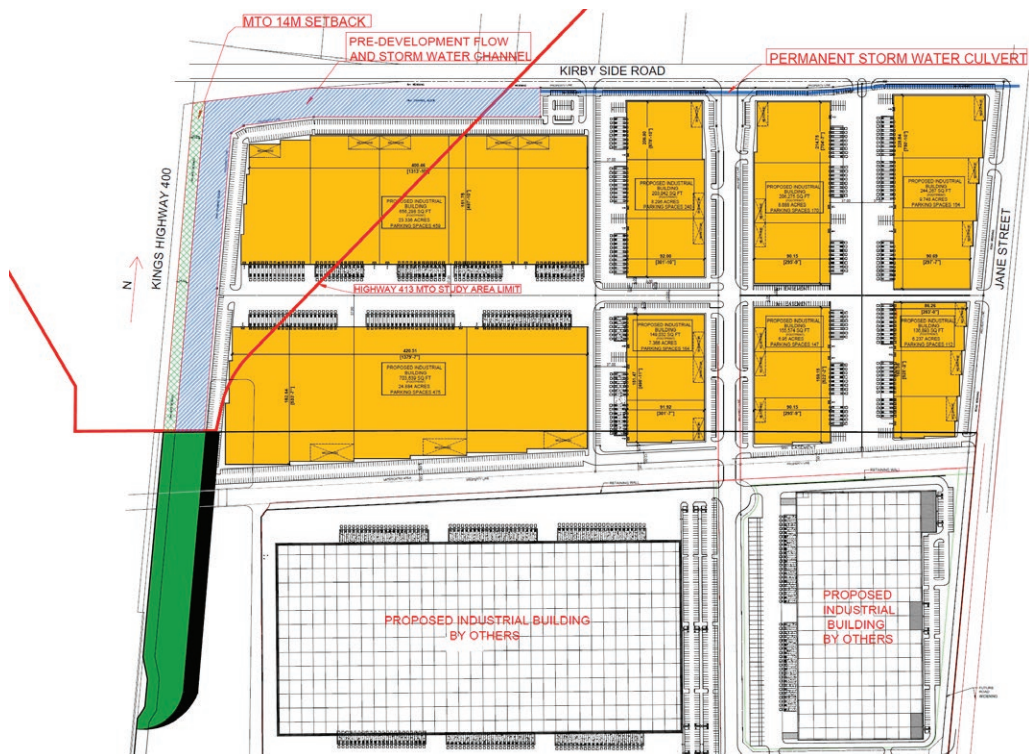
Minimal heating to any unoccupied interior spaces is recommended to prevent pipes from freezing and possibly bursting, which could cause substantial water damage to the building's interior. Additionally, adequate ventilation to any unoccupied spaces is recommended to avoid moisture build-up inside the building, which can potentially cause mold or other damage to interior details and finishes.

5 DESCRIPTION OF PROPOSED DEVELOPMENT

The Site, along with the adjacent property at 11260 Jane Street, was the subject of a request for an MZO to re-zone the lands from “A – Agricultural” to “EM1 – Prestige Employment Area Zone” and “OS5 – Open Space Environmental Protection Zone.” The request was supported by Vaughan City Council through a resolution on October 21, 2020. The heritage status of the property was not considered at that time.

The MZO (O. Reg. 156/22), which was granted on March 4, 2022, re-zoned most of the Site for employment uses (as permitted under Section 6.2 – EM1 Prestige Employment Area Zone – of City of Vaughan’s Zoning By-law No. 1-88), apart from a narrow section of land running along the Site’s western edge, which was re-zoned as OS5 – Open Space Environmental Protection Zone.

The permitted development comprises eight industrial buildings, with building footprints ranging between approximately 150,000 to 700,000 square feet, and a combined total of 1,921 surface parking spaces. Within the plan for the permitted development, the farmhouse is proposed to be demolished.



Proposed site plan (ZZEN Group of Companies, 2023).

6 IMPACT ASSESSMENT

On-Site Heritage Resource

The Site is listed on the City’s Heritage Register under Section 27 of the OHA. According to ERA’s cultural heritage evaluation in Section 3 of this report, the Site meets three O. Reg. 9/06 criteria for design/physical and historical/associative value, such that it is candidate for designation under Part IV of the OHA. The proposed demolition of the farmhouse as part of the permitted development constitutes a negative impact to the Site’s cultural heritage value and attributes.

The farmhouse has been disconnected from its on-site agricultural context due to the previous removal of other farmstead features on the property over time, which originally included barns/outbuildings and a tree-lined drive. The area’s broader transition from agricultural to employment use, which is currently underway, will continue to isolate the heritage resource from its surrounding context, further limiting its ability to communicate Vaughan’s rural/agricultural heritage.

Retention of the farmhouse in situ or relocation within the Site should be considered in that context. In our opinion, it is unlikely that either option could incorporate an appropriately sympathetic or compatible setting for a residential building (see Section 7 for analysis of options).

Adjacent Heritage Resource

The permitted development will not have any negative impacts on the adjacent heritage property at 11273 Jane Street, as the heritage resource was demolished. This is in accordance with the relevant heritage policies in the City of Vaughan’s Official Plan relating to adjacent non-designated properties (s. 6.2.3.2(a)).

Negative impact on a cultural heritage resource include, but are not limited to:

Destruction of any, or part of any, significant heritage attributes or features;

Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;

Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;

Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;

Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;

A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;

Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

(Ontario Heritage Toolkit).

7 MITIGATION MEASURES & CONSERVATION OPTIONS

The following approaches have been considered to limit and/or mitigate the negative impact of the permitted development on the Site's cultural heritage value.

Option A: In-Situ Retention

The City of Vaughan's Official Plan (s. 6.2.2.7) requires that "all options for on-site retention of heritage buildings and landscape features on designated heritage properties" be explored before considering relocation. Within the current permitted development, the large-scale industrial buildings permitted by the MZO provide limited options for alternative site layouts which could incorporate the farmhouse with a substantial landscape buffer, in a sympathetic and compatible setting.

Option B: Relocation

On-site relocation presents the same challenges as retention in situ: the permitted scale and use of surrounding buildings preclude the creation of an appropriately sympathetic and compatible setting for the farmhouse. Should on-site relocation not be possible, the Official Plan (s. 6.2.2.7(d)) allows for "relocation to a sympathetic site within the City". Off-site relocation could be considered, provided that a suitable alternative location exists, on a site where a substantial landscape buffer with reinstated farmsteads features (e.g. windrow, orchard, tree-lined drive) could be accommodated.

Option C: Documentation, Salvage, Interpretation

In the event that a suitable alternative property is not available for relocation, documentation, salvage, and interpretation of the farmhouse may be considered. Under this scenario, considering the permitted use of the Site, an off-site interpretation program would be recommended (e.g. in a city-owned park), which could include public art pieces with rural/agricultural themes (e.g. incorporating salvaged materials), plaques, interpretive media (e.g. a book, website, or exhibit), or a cash-in-lieu contribution to a local heritage organization/initiative. The salvaged materials could also be donated to a heritage organization/mason for reuse in the conservation of other heritage farmhouses in Ontario.

8 RECOMMENDATIONS

Based on the historical research outlined in this report, it is our professional opinion that the Site meets three O. Reg. 9/06 criteria for design/physical and historical/associative value, such that it is a candidate for designation under Part IV, Section 29 of the OHA. The proposed demolition of the farmhouse as part of the permitted development constitutes a negative impact to the Site's cultural heritage value and attributes.

In order to limit and/or mitigate this negative impact, three options have been explored: retention in situ; relocation; and documentation, salvage, and interpretation. In the context of the MZO and the permitted scale and use of the surrounding buildings, which precludes the creation of an appropriately sympathetic and compatible setting for the farmhouse, neither in-situ retention nor on-site relocation of the heritage resource is feasible/recommended.

Off-site relocation could be considered, provided that a suitable alternative location exists, on a site where a substantial landscape buffer with reinstated farmsteads features (e.g. windrow, orchard, tree-lined drive) could be accommodated. In the event that a suitable property is not available, documentation, salvage, and interpretation may be considered. Under this scenario, considering the permitted use of the Site, an off-site interpretation program would be recommended (e.g. in a city-owned park).

We recommend that these options be explored further through discussions between the City of Vaughan and the proponent as the design/development process moves forward.

9 PROJECT PERSONNEL

Philip Evans OAA, MRAIC, CAHP is a Principal at ERA and the founder of Culture of Outports and small. Over the course of 17 years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

Samantha Irvine JD, CAHP is a Senior Associate with the heritage planning team at ERA, where she has overseen projects that impact culturally significant buildings, neighbourhoods and landscapes since 2015. She holds a BA in History and Sociology from McGill University (Great Distinction); MA degrees in Historical & Sustainable Architecture (NYU) and Sustainable Urbanism (Wales); and a JD from Queen's University. She is a member of the Ontario Bar Association and a former Fellow of Sustainable Urbanism with the Prince's Foundation in London, England.

Emma Cohlmeier MCIP, RPP is a Senior Project Manager with the heritage planning team at ERA Architects. She is a Registered Professional Planner (RPP) and a Member of the Canadian Institute of Planners (MCIP). Emma completed a Bachelor of Arts Degree from the University of Guelph and a Masters Degree in Urban Planning from the University of Toronto.

Jamie Glasspool is Heritage Planner at ERA, specializing in historical research and analysis. He holds a Bachelor of Arts in Urban Studies from McGill University, where he also completed a semester abroad at the University of Manchester.

Anna Gutkowska is a Heritage Planner at ERA. She holds a Master of Planning in Urban Development from Toronto Metropolitan University (formerly Ryerson University) and a Bachelor of Arts (Honours) in History also from Toronto Metropolitan University.

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Provincial Policy Statement (2020)

The Provincial Policy Statement, 2020 (“PPS”), serves as the fundamental policy framework guiding our approach to shaping landscapes, constructing our built environment, and sustainably managing land and resources. It lays the foundation for the creation of vibrant and resilient communities, ensuring long-term livability and sustainability. Section 2.6 contains policies addressing Cultural Heritage and Archaeology, the most relevant of which include:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Significant means: e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interests are established by the Province under the authority of the Ontario Heritage Act (PPS, 2020).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan is the Province of Ontario’s initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life.

Section 4.2.7 of the Growth Plan addresses cultural heritage, and states: “Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas”.

York Region Official Plan (2022)

The York Region Official Plan sets the direction for growth and development across the nine municipalities that comprise York Region. The plan identifies Cultural Heritage as part of the foundation for complete communities and provides policies that “are designed to promote and celebrate cultural heritage activities and conserve cultural heritage resources” (p. 30).

The Cultural Heritage Policies contained in Section 2.4 outline the need to conserve cultural heritage, including built heritage resources and cultural heritage landscapes, and require municipalities to adopt policies to advance this objective.

Vaughan Official Plan (2010)

The City of Vaughan is currently undertaking an Official Plan review with targeted adoption dates in November 2023 (Part A – Conformity) and March 2024 (Official Plan Amendment). The following heritage policy review considers the current Official Plan, which was adopted by Council on September 7, 2010.

The policies located within Section 6 of the Vaughan Official Plan collectively address various aspects of preserving and promoting Vaughan’s cultural heritage. This section includes the following relevant policies of Council:

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.

6.1.1.2 To support an active and engaged approach to heritage conservation and interpretation that maximizes awareness and education and encourages innovation in the use and conservation of heritage resources.

6.1.3.2 To promote recognition and use of heritage resources by:

a. recognizing and promoting heritage resources;

b. supporting physical and visual linkages between cultural heritage resources and open space and natural heritage resources.

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.

6.2.1.2 That cultural heritage resources in the Heritage register are subject to demolition control as specified under the Ontario Heritage Act. The City may use such controls to support the goals of heritage conservation, and may seek additional legislative authority to further protect cultural heritage resources from demolition.

6.2.1.3 To require a letter of credit or other financial security satisfactory to the City from the owner of a cultural heritage resource, to secure:

- a. protection of the resource during development and/or relocation; and/or
- b. implementation of conservation measures for the cultural heritage resource approved by the City.

6.2.2.7 To explore all options for on-site retention of heritage buildings and landscape features on designated heritage properties before resorting to relocation. The following alternatives be given due consideration in order of priority:

- a. on-site retention in the original use and integration with the surrounding or new development;
- b. on-site retention in an adaptive re-use;
- c. relocation to another site within the same development; and
- d. relocation to a sympathetic site within the City.

6.2.2.8 To allow, where appropriate, the adaptive re-use of a built heritage resource on a designated heritage property in a manner that does not adversely impact the heritage attributes of the resource.

6.2.3.1. That when development is proposed on a property that is not designated under the Ontario Heritage Act but is listed on the Heritage register, recognized as a Cultural heritage character area or identified as having potential cultural heritage value, the applicant shall submit a Cultural heritage impact assessment when:

a. the proposal requires an Official Plan amendment, a zoning by-law amendment, a plan of subdivision, a plan of condominium, a minor variance or a site plan application;

b. the proposal involves the demolition of a building or the removal of a building or part thereof or a heritage landscape feature; or

c. there is potential for adverse impact to a cultural heritage resource from the proposed development activities.

6.2.3.2. That when development is proposed on a property adjacent to a property that is not designated under the Ontario Heritage Act but is listed on the Heritage register, recognized as Cultural heritage character area, or identified as having potential cultural heritage value:

a. the proposal is compatible with the conservation of the adjacent cultural heritage resource and its streetscape context; and

b. the applicant shall submit a Cultural heritage impact assessment if through the development approval process it is determined that there is the potential for adverse impact on the adjacent heritage resource from the proposed development.

Highway 400 North Employment Lands Secondary Plan

The Site is part of the Highway 400 North Employment Lands Secondary Plan, which was approved by the Ontario Municipal Board on November 21, 2011. The Secondary Plan does not provide any specific considerations related to cultural heritage.