

Heritage Vaughan Committee Report

DATE: Wednesday, April 24, 2024

WARD: 1

TITLE: DELISTING OF 4660 KIRBY ROAD, 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

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 4660 Kirby Road (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

- Cultural Heritage staff are requesting its removal from the Listing of Property of Architectural and Historical Significance ('LSHS').
- A full building condition assessment was completed, concluding that the building is in an irreversible state of disrepair.
- As the built heritage resource is the only contributing cultural heritage feature on the property, the property no longer has cultural heritage value.

Recommendations

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*.

Background

The subject property at 4660 Kirby Rd. is Listed in the City's Municipal Register ('Register') under Section 27 of the *Ontario Heritage Act*.

The property located at 4660 Kirby Rd (Kirby Rd. and Pine Valley Dr.) features a one and a half storey, brick Ontario Cottage style farmhouse with Gothic Revival elements, built ca.1875. It displays heritage features such as a centre gable dormer with arched window bargeboard and finial, dichromatic brickwork including quoins band, wood windowsill and mature trees. There is also a front verandah, tall, narrow glass windows and a fieldstone foundation (see Attachment 2).

In 2024, a request was brought forward to receive a Heritage Clearance to have the structure demolished (including the garage, woodshed and wood barn located on the property), as the applicant feels it is irreparable and unsafe. As it is a listed property on the City's register, it requires being de-listed, with a full Heritage Vaughan and Council review. A building condition assessment was completed in February 2024 (see Attachment 3), with site inspections occurring previously in November 2023.

Ultimately, the report states that the building is currently vacant and in varying states of disrepair and is clearly not fit for human habitation. A large part of the roof has collapsed, and the building's interior has been severely damaged by water. There are large and vertically inclined cracks that were observed in the field stone foundation walls, and they travel up through the brick wall at the exterior southeast corner of the building. The chimney has broken above the roof line and the hardwood floor displays signs of decay and deterioration, with several broken areas. The windows appear shattered, and many are covered with plywood sheathing. The report concludes that most of the components of the building are compromised and are in a state of disrepair.

Previous Reports/Authority

N/A

Analysis and Options

The Heritage report provided offers a description of the heritage attributes and recommended restoration measures. The recommendations feature work to the foundation and walls/crevices, water damage throughout the house, the chimney falling into the house creating a hole, a replacement of the roof as well as most of the windows and doors that are missing will also require restoration and replacement.

When the subject property was listed to the City's Heritage Register in 2005, it had value in its architectural design, with little known history of the families/people who lived and worked the property. As the subject land no longer retains its previously identified cultural heritage value, it should be removed from the City of Vaughan's list of municipal heritage properties. The owner has applied to de-list the property as specified by Section 27 of the *Ontario Heritage Act*.

Financial Impact

N/A

Operational Impact

N/A

Broader Regional Impacts/Considerations

N/A

Conclusion

While demolition of a heritage property is generally not encouraged, the Heritage report and Building Condition Assessment report provided do successfully identify that the built heritage resource at 4660 Kirby Rd. is in an irreversible state of disrepair and has become a public safety matter. Both reports feature adequate photographs of the building, which can be stored on file. Therefore, due to the state of the building and out-buildings, the property no longer retains cultural heritage value.

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

For more information, please contact Vanessa Lio, Heritage Specialist, Development Planning, ext. 8152.

Attachments

- Attachment 1 - 4660Kirby_ Location Map
- Attachment 2 - 4660Kirby_Heritage Report
- Attachment 3 - 4660Kirby_Building Condition Assessment Report
- Attachment 4 - 4660Kirby_Site Plan, Site Services and Survey
- Attachment 5 - 4660Kirby – Request to Delist letter

Prepared by

Vanessa Lio, Heritage Specialist, Development Planning, ext. 8152.

Nick R. Borcescu, Senior Heritage Planner, ext. 8191.

Shahzad Davoudi-Strike, Manager Urban Design and Cultural Services, ext. 8653.

Nancy Tuckett, Director of Development Planning, ext. 8529.

