

Heritage Vaughan Committee Report

DATE: Wednesday, May 29, 2024

WARD: 1

**TITLE: PROPOSED DESIGNATION OF 12000 PINE VALLEY DRIVE
UNDER PART IV OF THE ONTARIO HERITAGE ACT**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek Heritage Vaughan Committee's support and recommend to Committee of the Whole approval for the proposed designation of the property municipally known as 12000 Pine Valley Drive located on the west side of Pine Valley Drive, south of King-Vaughan Road (as shown on Attachment 1).

Report Highlights

- The report proposes the designation of 12000 Pine Valley Drive, a stone Georgian structure, built in 1857.
- 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 12000 Pine Valley Drive 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 in the local newspapers.

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 12000 Pine Valley Drive and a copy of the by-law shall be served on the Property Owner and Ontario Heritage Trust and a notice shall be posted on the City website.

Background

12000 Pine Valley Drive was evaluated as having significant architectural, historical and contextual value, and was approved in 2005 by City of Vaughan Council to be added to the Listing of Significant Heritage Structures ('LSHS'). Further research on the subject property has confirmed that the cultural heritage value of 12000 Pine Valley Drive 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: 12000 Pine Valley Drive

LEGAL: Lot 34, Concession 7

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	N/A
▪ demonstrates high degree of scientific or technical achievement	N/A

12000 Pine Valley Drive consists of a 2-storey Georgian style structure built in 1857. While the structure was originally 1-1/2 storey, William Calvin Bryson was responsible for raising the roof of the structure and converting the structure to a 2-storey home. Although changes have been made to meet the needs and aesthetic taste of its homeowners, the structure maintains its connection to Georgian style through its symmetrical elements, modest details, and columned porch.

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

James McMurchy purchased 100 acres in 1841, and the existing house at 12000 Pine Valley Drive. Years later the property was purchased by the Bryson family. In 1939 he purchased the first tractor, which gives insight into how progress in technology influenced how farming tasks improved with the shift from the utilization of farm animals.

Jesse Bryson later took over the farm from his father, William. They were notable figures in the community: Jesse Bryson served two terms as Councillor of Vaughan Township, and two Terms as Deputy Reeve. Moreover, he was the only fully-fledged farmer in Vaughan Township's governing body. Through his political role he contributed to the development of Vaughan, and as a farmer he had the knowledge and understanding of the agricultural community. He was part of various groups including the Agricultural Institute of Canada, Vaughan Museum Committee, and the Vaughan Township Historical Society. His wife, Jean Keffer, was also involved in the community. She was part of the Tweedsmuir History Committee of Vellore and as a member of the Women's Institute, supported the collection of information about Vaughan's history of early settlers.

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 structure located at 12000 Pine Valley Drive holds contextual value through its historical connection to the area. The structure is setback on the lot, and is located at the end of a long drive. As a longstanding feature in the area, the property historically represents a way of life during the time period it was built. The building also reflects the hard work and contributions of the farming families that lived on the property. These include members from McMurchy, and Bryson 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 12000 Pine Valley Drive 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 12000 Pine Valley Drive under the *Ontario Heritage Act*.

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

Attachments

Attachment 1 – 12000PineValley_Location Map.

Attachment 2 – 12000PineValley_Statement of Cultural Heritage Value.

Attachment 3 – 12000PineValley_Info Pages.

Attachment 4 – 12000PineValley_Building Photos.

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