

Heritage Vaughan Committee Report

DATE: Tuesday, June 11, 2024

WARD: 1

**TITLE: PROPOSED DESIGNATION OF 10090 HUNTINGTON ROAD
UNDER PART IV OF THE ONTARIO HERITAGE ACT**

FROM:

Haqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek Heritage Vaughan Committee's support and recommend to Council approval of the proposed designation of the property municipally known as 10090 Huntington Road located on the west of side Huntington Road, north of Nashville Road (as shown on Attachment 1).

Report Highlights

- The report proposes the designation of 10090 Huntington Road, a 2-storey brick Gothic Revival style building, built in 1875.
- 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 10090 Huntington Road 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 on the City Website.

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 10090 Huntington 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

10090 Huntington Road 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'), receiving limited protection under Section 27 of the *Ontario Heritage Act*. Recent staff research on the subject property has confirmed that the cultural heritage value of 10090 Huntington Road 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 Plan 2010, 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: 10090 Huntington Road

LEGAL: PT LOT 27 CON 10 VAUGHAN AS IN R649453 EXCEPT VA58856; S/T VA80957 VAUGHAN

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

10090 Huntington Road consists of a 2-storey brick building constructed in 1875. It resembles a Gothic Revival architectural style with the feeling and influence of an Ontario Farmhouse. This style was particularly prominent in Ontario from 1830-1900, and we see a great variety of features, forms, and building elements from the Gothic period used on the building – which is what sets this building apart from other “clean” Gothic Revival structures.

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

10090 Huntington Road was part of Lot 27 Concession 10 which was severed into smaller parcels by the Canada Company in August 1831. This parcel was purchased in 1836 by the Wreggitt family who owned and farmed the land until 1876. The property was then bought by John Kurtz, an “enthusiastic politician” who was among those few that named the village Nashville, and who died when he was accidentally sawn in half by a very large saw in 1893 at the age of 61. His eldest son sold the property in 1907 to the Irwin family who owned it and farmed it further, until 1963.

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

10090 Huntington Road is historically linked to Vaughan’s settler and agricultural history, as it had been solely a residence and farm for the entirety of its being. From initial settlement and land clearing to first dwellings such as the log cabin and then the subject building, this property reflects early mid 19th Century farming and building practices. The resilience and determination of the human spirit to succeed and provide is consistently showcased with each prominent family that resided on this property, including the experience of being an immigrant and starting a new life in a foreign place.

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 10090 Huntington 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 10090 Huntington Road under the *Ontario Heritage Act*.

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

Attachments

Attachment 1 - 10090Huntington_Location Map.

Attachment 2 - 10090Huntington_Statement of Cultural Heritage Value.

Attachment 3 - 10090Huntington_MAPS.

Attachment 4 - 10090Huntington_Photos Kurtz.

Prepared by

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