

# Heritage Vaughan Committee Report

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**DATE:** Thursday, June 27, 2024

**WARD:** 1

**TITLE: PROPOSED DESIGNATION OF 11420 HUNTINGTON ROAD  
UNDER PART IV OF THE ONTARIO HERITAGE ACT**

**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 Council approval for the proposed designation of the property municipally known as 11420 Huntington Road located south of Kirby Road and north of Nashville Road (as shown on Attachment 1).

**Report Highlights**

- The report proposes the designation of 11420 Huntington Road, a 1½-storey, brick, Ontario Gothic Revival/Ontario Farmhouse built circa 1860.
- 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 development as presented, subject to the following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 11420 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's Website; and*

3. That if no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention to Designate, Council shall pass a by-law designating 11420 Huntington Road and a copy of the by-law shall be served on the Owner and Ontario Heritage Trust and a notice shall be published on the City's Website.

## **Background**

Recent staff research on the subject property has confirmed that the cultural heritage value of 11420 Huntington Road meets the criteria set out under OHA Regulation 9/06 for physical, associative, and contextual cultural heritage value. The Gothic Revival style was heavily promoted in the Canadian Farmer magazine in the 1860s making it a very popular design in Upper Canada. The existing heritage building has had several recent (20<sup>th</sup> Century) additions constructed, but they are reversible in nature. A complete designation report that outlines these values is included herewith.

## **Previous Reports/Authority**

N/A

## **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 200, the *Homeowner Protection Act*, 2024, Amendments to the OHA that came into force on June 06, 2024 mandates the municipalities to remove properties from the heritage register under section 27 if they do not pass a by-law designating the property by January 1, 2027.

Considering 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, and after a documented site visit, 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**

### **LEGAL DESCRIPTION**

PT E ½ LT 30 CON 10 VAUGHAN PT 1, 65R16285

### **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 |

11420 Huntington Road is a nice representation of the Gothic Revival/Ontario Farmhouse style home, made very popular in the 1860s and on in Ontario specifically. Slight changes have been made to the house, including the removal of the veranda and the inclusion of a closed in porch, but the bones of the house remain untouched and very representative of its style. Built of orange/red brick, the subject property is a representation of the Gothic Revival/Ontario Farmhouse style home, with an “L” shaped floor plan. As well, property tax laws in Upper Canada were based on the number of stories in a house, so the 1 ½ storey plan allowed for two levels at a cheaper tax rate.

Whether the house originally had any decorative bargeboard or gingerbread trim is unknown, but there is evidence of what was likely a wraparound porch/veranda, as you can see the markings on the front façade of the building (see attachment 3). The current front porch enclosure was put on much later, it is difficult to determine the original door visually, but the entrance is centred. The roof is steeply pitched with a front gable, and a beautiful, arched window is situated in the middle of the gable. An aerial view of the property indicates industrial buildings are on site.

## 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                     | N/A |
| ▪ demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community   | N/A |

11420 Huntington Road has historical association with well-known settlers such as the Jefferys, the Farris (for a short period) and the Culhams. Alfred Jeffery was a farmer and politician, serving as councilor and Deputy Reeve for Vaughan council for several years. He was also highly participant in the Vaughan Fall Fair and entered contests with his prized animals. The Culhams continued to farm on the property until ca.1940. William Henry Culham served his country in World War One.

## 3. CONTEXTUAL VALUE

|  |     |
|--|-----|
| The property has contextual value because it is                                  |     |
| ▪ important in defining, maintaining, or supporting the character of an area     | X   |
| ▪ physically, functionally, visually, or historically linked to its surroundings | X   |
| ▪ a landmark   | N/A |

11420 Huntington Road and subject lands are significant in establishing and maintaining the cultural heritage and aesthetic of the Nashville area and its mid-19<sup>th</sup> Century history. The house has been in-situ since being built ca.1860 and the area around it has remained largely untouched by development, and still holds agricultural and value today. The building and property represent the success and hard work in the establishment of a homestead. 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 11420 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 11420 Huntington Road under the *Ontario Heritage Act*.

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

### **Attachments**

1. 11420 Huntington Road\_Location Map.
2. 11420 Huntington Road\_Statement of Cultural Heritage Value.
3. 11420 Huntington Road\_Photos and Archival Material.
4. 11420 Huntington Road\_Historical Maps.

### **Prepared by**

Vanessa Lio, Heritage Specialist, ext. 8152.

Nick 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.