

May 29, 2024

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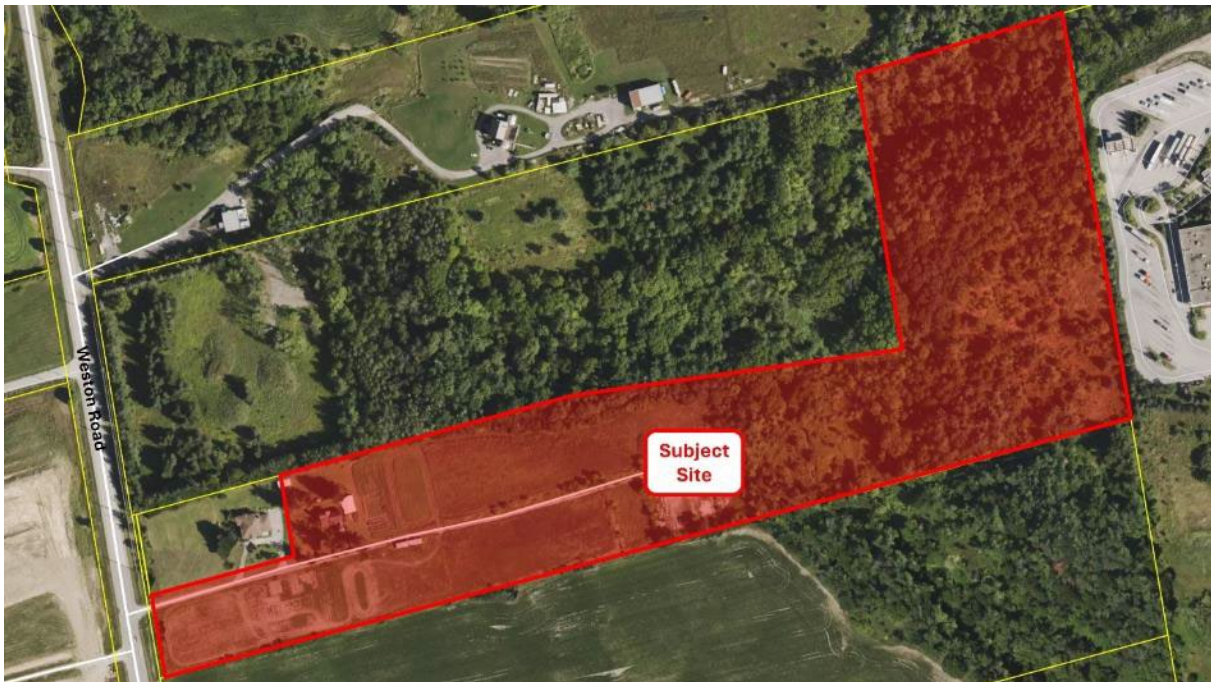
Via E-mail: nick.borcescu@vaughan.ca

Dear Mr. Borcescu,

RE: Response to Evaluation, Proposed Designation, and Recommendations on Same
11151 Weston Road, Vaughan, Ontario (PIN 033450136)

As you know, The Biglieri Group Ltd. ("TBG") represents RF-2 Corp, care of Peter Bartos, the owner of a parcel municipally addressed as 11151 Weston Road in Vaughan – PIN 033450136 – ("subject site"). A map of the subject site is provided below in shown highlighted in red.

Figure 1 - RF-2 Corp Lands



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Background

According to the City's Heritage Vaughan Committee Report dated November 22, 2023, the site at 11151 Weston Road was added to the Listing of Significant Heritage Structures in 2005 due to its potential cultural heritage value. For this letter, the City's November 22, 2023, Heritage Vaughan Committee Report will be referred to as the City's Cultural Heritage Evaluation Report ("City CHER").

The City CHER determined that the site met five of the criteria for cultural heritage value or interest under O. Reg 9/06 of the Ontario Heritage Act, though only two criteria are needed for designation consideration. The Heritage Vaughan Committee endorsed the City CHER and recommended the site's designation as a heritage property under Part IV, Section 29 of the Ontario Heritage Act. Consequently, a Notice of Intention to Designate was sent to the owner dated March 13, 2024.

In early April 2024, RF-2 Corp retained TBG, for independent professional heritage advice regarding the proposed designation. On April 5, 2024, we requested a copy of the City CHER and its attachments, which included maps, statements of cultural heritage value, information pages, aerial photos, building photos, and a lodge registry.

On April 12, 2024, RF-2 Corp filed a formal Notice of Objection to the City's Notice of Intent to Designate. On April 23, 2024, we contacted City staff to discuss our initial concerns about the City CHER and its evaluation under O. Reg 9/06.

Of initial concern was how the City CHER used images taken from the public right-of-way since the previous owners had not granted site access. On April 29, 2024, we had a virtual meeting with City heritage staff to discuss the objection, our feedback, and the property's structural condition. The owner offered to hire a structural engineer for a comprehensive assessment. A site visit occurred on May 3, 2024, with City heritage staff, a City Building/Plumbing Inspector, and the TBG team. City staff did not enter the basement due to safety concerns related to flooding.

After the visit, the owner hired SOSCIA Professional Engineers Inc. to conduct a structural assessment. SOSCIA's report was completed and shared with City heritage staff on May 28, 2024.

We appreciate City heritage staff for their open dialogue and cooperation throughout this process, allowing us and the owners to gather the necessary materials to inform the final decision on the site's designation.

Subject Site

The subject site is a large irregular-shaped parcel situated on the east side of Weston Road, bordered by Mattucci Crescent to the south, Kirby Road to the north, and Highway 400 to the west. Originally part of a larger farm parcel, the current parcel spans about 10.8 hectares (26.8 acres) and is legally described as: *PCL 28-1 SEC V5; Part of Lots 28 and 29 Concession 5 (VGN), Part 1 on Reference Plan 65R-6652 Except Parts 1, 2, 3, 4, 5, 6, 8 and 9 on Reference Plan 65R-7682, and Parts 1 and 2 Reference Plan 65R-10833; Vaughan.*

The majority of the site is undeveloped, except for a 2-storey red brick residence located towards the western end and a semi-permanent Quonset / Nissen Hut beside it, both accessible via a long linear driveway that extends eastward to a gravel leveled area. The Quonset / Nissen Hut is a contemporary structure, likely used as a drive shed, and is not part of the heritage evaluation.

The residence presents a 'T-shaped' footprint with a mostly field stone foundation. Originally, the main entrance would have likely been on the west side, evident from the presence of a prominent front porch, porch roof, and doorway facing the street. However, alterations have shifted the main entrance to the east side. The house features a multi-pitched gabled roof with steeply peaked dormers on the west and south facades, along with a bump out to the south with large rectangular window openings and a mildly pitched mansard roof. The roof is clad with brown asphalt shingles. The east facade has a functioning entrance via a small concrete stoop and a central brick chimney. Additionally, there are small brick additions on the south and north facades, each with single-pitched roofs, serving as coops for poultry.

Field Notes on Condition of Residence

- According to the current owner, the residence has been vacant for more than 20 years.
- The outside of the residence shows signs of both mild and moderate damage, including:
 - o Eavestrough sag and detachment;
 - o Shingle damage and lack of shingles;
 - o Evidence of brick replacement non-matching to original in both colour and bonding;
 - o Brick and mortar damage both around brick in mortar and through brick, resulting in brick cracks, deterioration, and spalling;
 - o Weathering; and
 - o Animal entry.
- The residence has been converted into a coop and run for chickens, turkeys, and quails, and these animals have access inside of the house and outside within a fenced in run.
- The residence has been altered from its original condition, including:
 - o Ostensibly reconfiguring the interior floor plan, which included relocating the primary entrance from the west façade to the south façade, and then again to its current location at the rear (east) façade;
 - o Re-building the west facing porch structure with concrete block;
 - o Introduction of contemporary window inserts circa 1985 (as per the aluminum spacer);
 - o The upper stairs has been unitized for a separate living quarter; and
 - o Mounted appurtenances to exterior for modern comforts such as a television antenna, satellite dish.
- The interior of the residence is, in our opinion, in very poor condition, and includes severe damage, including:
 - o Animal entry and feces;
 - o Collapsing ceilings and drywall damage;
 - o Mold and mildew damage and smell;
 - o Sagging and bouncy floors;

- Water damage;
- Some evidence of fire damage;
- Flooded basement;
- Retro-fit HVAC system which cuts ductwork through a load bearing brick wall in the basement; and
- Bowing walls in the basement.

Images of the residence are provided below for visual reference.

West (Front) Façade



South (Side) Façade



East (Rear) Façade



North (Side) Façade



Chicken, Turkey, and Quail Run and Coop



Chickens on Front Porch (West Façade)



Kitchen Area



Old Stove



Central Hallway



Bathroom



View to North Chicken Run



Drywall Damage



Mold, Drywall, and Animal Feces Damage



Upstairs Unit



Basement Staircase (Damaged)*Flooded Basement**HVAC Cut through Load Bearing Wall**Bowing Wall (Parged with Concrete)*

Summary of Structural Assessment

SOSCIA Professional Engineers Inc. visited the subject site to determine the structural stability and habitability of the residence, the extent of repairs required to make the residence habitable, and a determination of whether the residence can be relocated. Their study included a visual inspection of building components and current conditions, without destructive testing. The assessment was based on the Ontario Building Code ("OBC") and the Occupational Health and Safety Act ("OHSA").

They found that the residence sits on a stone foundation wall, having suffered from years of neglect. Water infiltration over eight years has significantly damaged the structure and roof. A fire that occurred approximately thirty years ago has left visible damage on some basement wood framing. They found that the building's load-bearing walls consist of stone in the basement and stud exterior walls above grade. The exterior façade shows brick damage at high-stress points, with stone making up the foundation wall. Both the ground and second floors are significantly out of level and pose a structural hazard. The roof rafters rest on the exterior walls.

According to SOS CIA, due to extensive deterioration, the building does not meet the structural requirements defined in the OBC and cannot withstand centrifugal forces during transportation, posing a public safety hazard. The exterior walls, lacking proper vapor, air, and thermal barriers, have deteriorated, leading to mold, rot, and corrosion, which are health hazards and violate both the Ontario Building Code and the Occupational Health and Safety Act.

According to SOS CIA, making the building habitable requires complete reconstruction, starting with excavation and foundation repairs, followed by rebuilding exterior walls, lintels, load-bearing brick, and an engineered floor joist system for both floors. They also found that the roof needs new trusses, sheathing, and shingles. Interior finishes would need to include new insulation, vapor barriers, drywall, and painting, all adhering to OBC standards.

Additionally, due to structural issues, the building would need to be fully shored and braced if relocation is considered. Safety concerns include the unstable east chimney, north central chimney, exterior brick interlocking, and compromised floor joists. Overall, SOS CIA found that relocating the structure poses significant risks and was not recommended.

In conclusion, SOS CIA found that the residence is not habitable, failing to meet standards for public health, safety, structural integrity, environmental integrity, and energy conservation. Accordingly, they are recommending the demolition of the residence, and in their opinion, the non-compliance with the OBC and OHSA overrides any historical and cultural value, justifying demolition due to the building's uninhabitable condition.

Discussion on Applicable Legislation and Integrity

Applicable Legislation

The Ontario Heritage Act, R.S.O. 1990, c. O.18 (the "OHA"), is provincial legislation that sets out the ground rules specifically for the protection of heritage properties and archaeological sites in Ontario. The Heritage Act came into force in 1975, and has been amended several times, including in 2005 to strengthen and improve heritage protections in Ontario, amended again in recent years through Bill 108 in July 2021, in November 2022 through Bill 23, and in December 2023 through Bill 139. It is again proposed to be amended through recently released provincial legislation through Schedule 2 of the Proposed Homeowner Protection Act, 2024.

Under the Heritage Act, O. Reg. 9/06 sets out the criteria for determining cultural heritage value or interest for properties that may be designated under Section 29 of the Heritage Act, which were amended following Bill 23 through O. Reg. 569/22.

Bill 23 received Royal Assent on November 28, 2022, and has now been enacted as Chapter 21 of the Statutes of Ontario, 2022.

Under Bill 23, “listing” a property on the Register requires that they meet one or more of the prescribed criteria set out in O. Reg. 9/06 (Criteria for Determining Cultural Heritage Value or Interest) under the Heritage Act. Furthermore, to “designate” a property under Part IV of the Heritage Act (i.e., an individual designation), properties must now meet two or more of the nine prescribed criteria set out in O. Reg. 9/06. These criteria are as follows:

1. *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.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *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.*
5. *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.*
6. *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.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

The Ontario Heritage Tool Kit (“OHTK”) is a series of guides designed to help understand the heritage conservation process in Ontario, and takes the criteria and evaluation process a little further. The OHTK guides explain the steps to undertake the identification and conservation of heritage properties using the Ontario Heritage Act. They also describe roles community members can play in municipal heritage conservation, as participants on municipal heritage committees, or through local research conducted by groups with an understanding of heritage.

Following recent amendments to the Heritage Act, the OHTK was updated to assist users understand the changes. Some changes to the Heritage Act came into effect as O. Reg. 385/21

on July 1, 2021, but the OHTK drafts dated May 2021 were never finalized. Notwithstanding, the May 2021 draft of the OHTK are still posted on the Environmental Registry of Ontario (ERO # 019-2770), and as such, are helpful in understanding the revisions being considered by the Province.

The original OHTK consist of five documents. The documents entitled “Heritage Property Evaluation,” and “Designating Heritage Properties” being the most applicable to this letter. The “Heritage Property Evaluation” document is a guide to listing, researching, and evaluating cultural heritage properties. The “Designating Heritage Properties” document is a guide to municipal designation of individual properties under the Ontario Heritage Act.

Under the Heritage Act, O. Reg. 9/06 sets out the criteria for determining cultural heritage value or interest. Under O. Reg 9/06, a property may be designated under Section 29 of the Heritage Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest. However, O. Reg 9/06 does not consider matters that relate to the heritage integrity of building or structures.

In this regard, Section 5.3 of the OHTK document “Heritage Property Evaluation” provides that a heritage property does not need to be in original condition, since few survive without alterations between their date of origin and today. Integrity then, becomes a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.

Accordingly, buildings that have been irreversibly altered without consideration for design, may not be worthy of long-term protection. When surviving features no longer represent the design, the integrity has been lost. Similarly, removal of historically significant materials, or extensive reworking of the original craftsmanship, warrants an assessment of integrity. If a building has an association with a prominent owner, or if a celebrated event took place there, it may hold cultural heritage value or interest, but the challenge comes with defining the specific type of association.

Cultural heritage value or interest may also be intertwined with location or an association with another structure or environment. If these have been removed, the integrity of the property may be seriously diminished. As well, cultural heritage value or interest can be found in the evolution of a heritage property, as much can be learned about social, economic, technological, and other trends over time. The challenge again, is being able to differentiate between alterations that are part of an historic evolution, and those that are expedient and offer no informational value.

Section 5 of the May 2021 Draft OHTK document “Designating Heritage Properties” provides draft guidance on conserving the heritage value of a designated property. While the subject site is not a designated property under the Heritage Act, the guidance provided in this section is still helpful, as it speaks to matters regarding the loss of heritage integrity.

Accordingly, if a property is noted as being important for its architectural design or original details, and that design has been irreparably changed, it loses its heritage value and its integrity. Likewise, if a property is designated for its association with a significant person or

event, but the physical evidence from that period has disappeared, the property's cultural heritage value is diminished. For example:

What a difference it makes to see the symbols and hideaway places associated with the Underground Railroad in a building, compared with only the ability to say, "this happened here."

As well, the same consideration applies to contextual qualities. A building, structure or other feature that has lost its context, has lost an important part of its heritage value.

Discussion on Integrity

In our opinion, the heritage integrity of the residence has been lost. Given the alterations, extensive damage, and changes to the residence over the years, along with the concluded loss of structural integrity, the surviving physical features do not, in our opinion, present a structure worthy of long-term protection. The work required to repair and revitalize the residence is extensive and nearly a complete rebuild to make the building habitable. Relocating the structure is not recommended by the structural engineer without extensive preparation, and even then, poses serious risk of destruction due to centrifugal forces during transportation.

Review and Response to City CHER

According to the City CHER, staff are of the opinion that the residence on the subject site has met five of the nine prescribed criteria under O. Reg 9/06 related to design or physical value, historical or associative value, and contextual value. Accordingly, the Statement of Significance prepared by staff (included as Attachment 2 to the City CHER), provides the following.

Design or Physical Value

The property at 11151 Weston Road is built in the Victorian Style. The notion of Victorian style developed during the reign of Queen Victoria, and within Canada there are variations on this style. Victorian buildings were built between 1840 and 1900 in Ontario, and could be constructed using brick, stone, or timber. The style is also known to incorporate Classical and Gothic motifs. The subject property is made of red brick, and the roof is red brown. The elevations facing the driveway and Weston Road have undecorated gables which contain rectangular windows. The elevation facing Weston Road appears to have a porch with posts with intricate detailing and has been painted white. The east facing elevation has a brick chimney with two rectangular windows located on either side, on the second floor of the building.

Historical or Associative Value

While maps have indicated that the subject property has had various owners, they each have been involved in the Vaughan community. A structure appears on the 1878 map, at which time Neil Malloy Senior is shown to be the owner of the property. He is listed as one of the trustees for St. Andrew's Presbyterian Church in Maple, and the Bryson School. A map from 1918 indicates the owner of the lot was N.W Malloy (Neil William Malloy). He was a member of the Vaughan Lodge no. 54 G.R.C in Maple. The community participation of each owner allows for an understanding about how people within Vaughan lived during

this time-period and gives insight into what was deemed valuable based upon their activities and involvement.

While the lot has had various owners, they each have been involved in the Vaughan community in some way. Their community participation allows for an understanding about how people within Vaughan lived during this time period, and what was deemed valuable based upon their activities and involvement. The subject property is located on Lot 28, Concession 5 and has had several owners. The structure is located on the west side of the property, and an 1860 map indicates that the lot owner at that time was James McNair (d. 1884). He was born in Paisley, Scotland and would later marry Margaret Clark Scott. Together they had 8 children: Robert, James, Agnes, Janet, William, Margaret, George, and John. James McNair was active in community events. A York Herald article from 1861 includes his involvement in the Vaughan Fall Fair. The event was described as the best Show ever held in Vaughan, with over 600 entries. The types of entries included Horses, Durham Cattle, Galloway Cattle, Grade Cattle, Leister Sheep, Southdown Sheep, Swine, Dairy produce. James McNair appears to have entered in two categories, Leicester sheep and swine. In the category of Leicester sheep, he was entered in the Ram Lamb section and came in first. In the swine category, he was entered in the section of small sow and came in second. Regarding fairs, A History of Vaughan Township discusses that while an element of their purpose was for the markets, they were also valuable for the contributions that were made in the improvement of livestock, and strains of grains. An 1871 article from the York Herald also has James McNair listed as a Road Commissioner for the 1st District.

The Tremaine 1878 map indicates Neil Malloy Senior as lot owner. While the construction date for the building at 11151 Weston Road is unknown, there is a structure that appears on the map at this time. Neil Malloy was an active member of the community. He is listed as one of the trustees for St. Andrew's Presbyterian Church in Maple, and the Bryson School, which was also known S.S No. 10. From the contributions made to school and the church, it could be understood he was interested in the development of Vaughan and its communities.

A map from 1918 indicates the owner of the lot was N.W Malloy. He was a member of the Vaughan Lodge no. 54 G.R.C in Maple, and his name appears in a 1909 lodge meeting book. In 1854, The lodge was organized by a group of men from around Nobleville (Maple's name at the time). While they were denied their local charter from the Grand Lodge of England, they were granted the charter from the Grand Lodge of Ireland and received the number 236. When the Grand Lodge of Upper Canada was developed in 1856, the Vaughan Lodge received the charter number 54.

Contextual Value

The contextual value of the home relates to the building's historical link and physical location on the property. With the placement of the house near the end of a long driveway, it reflects the traces of the farming economy during the 19th and early 20th century farm cultural landscape. Whilst there is a residential community south towards Teston Road, the property generally remains surrounded by agricultural fields and other rural residential properties. The property holds contextual value as it is a longstanding feature and is historically linked to its surroundings within the community. This building reflects the hard

work of its farming owners in Vaughan, as it historically represents a way of life during that time period. It is here that the merit of the house lies just as much as in the architectural value.

Response to Staff Evaluation Under O. Reg 9/06

The following provides a response to staff’s evaluation of the subject site against the prescribed criteria in O. Reg 9.06 and is based on the available historical research provided by City staff in their November 22, 2023, Heritage Vaughan Committee Report. City staff evaluations are summarized in black, with TBG’s responses provided in green where applicable.

Criteria	Staff Response
<p>1. 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.</p>	<p>Yes. Victorian. The style is also known to incorporate Classical and Gothic motifs. Red brick, and the roof is red brown. The building has undecorated gables which contain rectangular windows. The elevation facing Weston Road appears to have a porch with posts with intricate detailing and has been painted white. The east facing elevation has a brick chimney with two rectangular windows located on either side, on the second floor of the building.</p> <p>The argument provided focuses primarily on describing the architectural style and features of the house, rather than demonstrating significant design and physical value, especially in light of its current disrepair and identified structural issues. In our opinion, the City CHER did not elaborate and support the following aspects:</p> <ul style="list-style-type: none"> • Lack of assessment of current condition: The evaluation did not address the existing condition of the house or its structural issues. Without considering these factors, it is difficult to determine the true value of the design and physical aspects mentioned. • Absence of comparative analysis: There is no comparison made with other properties or architectural styles to highlight the unique, rare, or exceptional qualities of this particular house. Without such context, it is challenging to argue for its significant design and physical value. • Emphasis on superficial features: While the description details the architectural features of the house, such as the red brick and white-painted porch, it does not delve into how these elements contribute to the overall design integrity or functionality of the property. • Ignoring the vernacular nature of the house and its stylistic influences: The City CHER describes the house as a Victorian house with classical and gothic motifs. This effectively describes a vernacular farmhouse with stylistic influences and not a rare, early, or representative sample of a particular style.

	<p>The term "Victorian homes" typically refers to residential structures built during the reign of Queen Victoria (1840-1900), which often exhibit specific architectural characteristics associated with that era, such as ornate details, asymmetrical facades, and steeply pitched roofs. However, if a house is described as a "Victorian home" but prominently features Gothic Revival or other classical architectural styles while lacking typical Victorian features, it creates an oxymoron. In this case, labeling a house as a "Victorian home" while incorporating architectural elements from different styles contradicts the typical characteristics associated with Victorian architecture. It presents a conflicting image, as the term "Victorian" evokes specific expectations that are not met by the actual features of the house. This mismatch between the descriptive label and the architectural reality creates an oxymoron.</p> <ul style="list-style-type: none"> • Lack of evidence or supporting reasoning: The argument lacks evidence or reasoning to support the assertion that the house holds significant design and physical value. Mere description of its features without deeper analysis or justification does not strengthen the argument. <p>In conclusion, while the description provides details about the architectural style and features of the house, it falls short in meeting the condition of significant design and physical value, especially considering the existing condition of disrepair and potential structural issues.</p> <p>In our opinion, this criterion has not been met, and the residence can be described as a vernacular farmhouse with Victorian and Gothic Revival stylistic influences.</p>
<p>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p>	<p>Yes.</p> <p>No explanation.</p>
<p>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p>	<p>No.</p>
<p>4. The property has historical value or associative value because it has direct associations with a</p>	<p>Yes. Various owners each have been involved in the Vaughan community. Neil William Malloy is shown to be the owner of the property. He is listed as one of the trustees for St. Andrew's Presbyterian Church in Maple, and the Bryson School. He was a</p>

<p>theme, event, belief, person, activity, organization, or institution that is significant to a community.</p>	<p>member of the Vaughan Lodge no. 54 G.R.C in Maple (Masonic Order).</p> <p>The argument provided attempts to establish the historical or associative value of the property by citing its ownership history and the involvement of past owners in community organizations. However, it falls short in several aspects:</p> <ul style="list-style-type: none"> • Lack of significant historical events or figures: While the ownership history and community involvement of Neil William Malloy is mentioned, there is evidence that this individual was significant to the community (he was a member of the masonic order and his church). Being a trustee for a church and a school, or being a member of a local lodge, does not inherently confer historical value to the property itself. Being involved in the local church and / or school was common practice at the time. • Limited scope of community significance: The argument focuses solely on the involvement of past owners in local community organizations such as St. Andrew's Presbyterian Church and the Vaughan Lodge. While community involvement can contribute to the historical value of a property, it is crucial to demonstrate broader significance beyond individual or familial ties to specific organizations. • Absence of broader thematic connections: There is no mention of any broader themes, events, beliefs, or activities that are significant to the community and directly associated with property. Establishing such connections could strengthen the argument for historical or associative value. • Lack of depth in analysis: The argument provides a brief overview of the ownership history and community involvement of past owners but lacks deeper analysis or exploration of how these factors contribute to the property's historical or associative value. Merely listing ownership details and organizational affiliations without contextualizing their significance to the community is insufficient to fundamentally conclude on significance. • Missing contextualization: While the ownership history and community involvement of past owners are mentioned, there is no contextualization of how these factors relate to the broader historical context of the community or contribute to its identity. Without such context, it is challenging to establish a compelling argument for the property's historical value. <p>In conclusion, while the argument attempts to establish the historical or associative value of the property based on ownership history and community involvement, it lacks significant historical events or figures directly associated with the property and fails to</p>
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	<p>demonstrate broader thematic connections or contextualization within the community's history.</p> <p>In our opinion, this criterion has not been fundamentally met.</p>
<p>5. 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.</p>	<p>Yes. The community participation of each owner allows for an understanding about how people within Vaughan lived during this time-period and gives insight into what was deemed valuable based upon their activities and involvement.</p> <p>The argument provided attempts to establish the historical or associative value of the property by suggesting that the community participation of each owner provides insight into the lifestyle and values of people within Vaughan during a specific time period. However, there is:</p> <ul style="list-style-type: none"> • Lack of specific examples or evidence: The argument makes a broad assertion about the potential insight gained from the community participation of each owner but fails to provide specific examples or evidence to support this claim. Without concrete examples demonstrating how the activities and involvement of past owners contribute to an understanding of the community or culture, the argument lacks persuasiveness. • Absence of contextualization: While the argument mentions the community participation of each owner, it lacks contextualization within the broader historical or cultural context of Vaughan. Understanding how the activities and involvement of past owners relate to larger societal trends or events is essential for demonstrating the property's historical or associative value. • Limited scope of analysis: The argument focuses solely on the community participation of each owner without considering other potential sources of historical or cultural significance related to the property. It overlooks factors such as historical events, or cultural practices that may also contribute to an understanding of the community or culture. • Lack of depth in interpretation: Merely stating that the community participation of each owner provides insight into the lifestyle and values of people within Vaughan is superficial. The argument lacks depth in interpreting how specific activities or involvement reflect broader societal norms, cultural values, or historical developments within the community. <p>In conclusion, while the argument suggests that the community participation of each owner contributes to an understanding of Vaughan's history or culture, it lacks specific examples, contextualization, depth of analysis, and consideration of potential biases or limitations.</p>

	<p>In our opinion, the argument for meeting this criterion has not convincingly established the property's historical or associative value.</p>
<p>6. 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.</p>	<p>No.</p>
<p>7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.</p>	<p>No.</p>
<p>8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.</p>	<p>Yes. The contextual value of the home relates to the building's historical link and physical location on the property. With the placement of the house near the end of a long driveway, it reflects the traces of the farming economy during the 19th and early 20th century farm cultural landscape. The property holds contextual value as it is a longstanding feature and is historically linked to its surroundings within the community. This building reflects the hard work of its farming owners in Vaughan, as it historically represents a way of life during that time period. It is here that the merit of the house lies just as much as in the architectural value.</p> <p>The argument provided attempts to establish the contextual value of the property by emphasizing its historical link and physical location within its surroundings. In our opinion, the argument here is inconclusive, for the following reasons:</p> <ul style="list-style-type: none"> • Superficial analysis of contextual factors: While the argument mentions the historical link of the property to the farming economy of the 19th and early 20th centuries, it does not delve into specific details or examples that illustrate this connection. Providing specific instances of how the property's physical location or features reflect its historical context would strengthen the argument. The subject site was once part of numerous farming operations during Ontario's early settlement years. However, it now stands as a remnant of a larger original Lot and Concession, having been divided over time. As a result, it no longer maintains a direct connection to the original Crown patent, unlike other more intact lots found in the City.

	<ul style="list-style-type: none"> • Lack of integration with surrounding environment: The argument mentions the placement of the house near the end of a long driveway but does not discuss how this placement integrates with or relates to its surrounding environment. Many farmhouses were set back far from roads to maximize agricultural space, provide privacy and safety, and allow for future expansion and development. Understanding how the property interacts with its landscape or neighbouring structures is crucial for establishing its contextual value within the community. • Limited scope of historical significance: While the argument acknowledges the property's historical link to the farming economy and its reflection of a way of life during that time period, it does not explore other potential historical aspects that may contribute to its contextual value. Considering factors such as trending architectural styles, land use patterns, or cultural practices would provide a more comprehensive understanding of the property's historical significance within its surroundings. • Lack of specificity in assessing value: The argument states that the property holds contextual value due to its longstanding presence and historical link to its surroundings, but it does not specify how these factors contribute to its overall value. Without specific examples or explanations, it is unclear why the property's contextual significance is noteworthy or unique compared to other properties in the area. • Failure to address potential changes over time: The argument does not consider how the property's contextual value may have evolved or been impacted by changes in its surroundings over time. Understanding the dynamic relationship between the property and its environment is essential for assessing its contextual value accurately. <p>In conclusion, while the argument attempts to establish the contextual value of the property based on its historical link and physical location within its surroundings, it lacks specificity, depth of analysis, and consideration of potential changes over time. Meeting this condition would require providing specific examples, integrating with the surrounding environment, exploring various historical aspects, and addressing potential changes over time to accurately assess the property's contextual value.</p> <p>In our opinion, this criterion has not been met.</p>
<p>9. The property has contextual value because it is a landmark.</p>	<p>No.</p>

Conclusions and Recommendations

Based on the foregoing, it is our view that the subject site and its existing residence have not substantially met two of the nine criteria necessary for consideration of designation under Part IV, Section 29 of the OHA. In fact, we contend that none of the nine criteria have been satisfied.

Moreover, we believe that the heritage integrity of the residence has been compromised, given the alterations, extensive damage, and structural issues identified. Even if two or more criteria could be argued as met, the surviving physical features do not warrant long-term protection.

The required repairs and revitalization efforts for the residence are extensive, bordering on a complete rebuild to ensure habitability. Relocating the structure poses significant risks, as noted by the structural engineer, including potential destruction during transportation due to centrifugal forces, which further limits alternative conservations options.

In light of the aforementioned considerations, the recent site visit, and the structural assessment provided by SOSCIA, which deems the residence uninhabitable, we kindly request a reevaluation of the City's decision to designate the subject site under Part IV, Section 29 of the OHA. We ask the City to consider the active objection and to consider withdrawing the notice of intention to designate the property in accordance with Section 29(6) and 29(7) of the OHA.

Yours truly,
The Biglieri Group Ltd.



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