

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 169-2024

A By-law to designate 1560 King-Vaughan Road, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18.

**WHEREAS** Pursuant to Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended, the council of a municipality is authorized to enact a by-law to designate real property within the municipality, including all buildings and structures thereon, to be of cultural heritage value or interest;

**AND WHEREAS** section 29(1.1) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 requires the Council of a municipality to cause notice of intention to designate a property to be given by the Clerk of the municipality;

**AND WHEREAS** the property described in Schedule "A" to this By-Law, municipally known as 1560 King-Vaughan Road is deemed to contain cultural heritage value or interest;

**AND WHEREAS** section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 requires a notice of intent to designate to be served on the Property Owner, on the Ontario Heritage Trust, and to be published in a newspaper;

**AND WHEREAS**, on May 22, 2024 the Council of the Corporation of the City of Vaughan caused notice of intention to designate 1560 King-Vaughan Road as a property of cultural heritage value or interest, with the notice served to the Ontario Heritage Trust and to the owners of 1560 King-Vaughan Road.

**AND WHEREAS** section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25 requires a municipality to adopt and maintain policies with respect to the specific form and manner of the provision of notices;

**AND WHEREAS** sections 26(4) and 39.1(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 permit a municipality to publish notices in accordance with a policy adopted by the municipality under section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25;

**AND WHEREAS** the City of Vaughan enacted By-law 021-2024 on January 30, 2024

pursuant to section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25 which allows for notice to be provided by way of the City's website;

**AND WHEREAS** on July 30, 2024, the City of Vaughan published a notice of intention to designate 1560 King-Vaughan Road on the City of Vaughan's website in accordance with By-law 021-2024;

**AND WHEREAS** no notice of objection to the proposed designation was served within the thirty-day timeline prescribed by section 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, on the Clerk of the City of Vaughan;

**NOW THEREFORE** the Council of the City of Vaughan ENACTS AS FOLLOWS:

1. That pursuant to Section 29 of the *Ontario Heritage Act*, the property located at 1560 King-Vaughan Road (the "Property"), in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, being more particularly described in Schedule "A" attached hereto and forming part of this By-law, shall be and is hereby designated as a property of cultural heritage value or interest.
2. That the Statement of Cultural Heritage Value or Interest for the Property explaining the reasons the Property is of cultural heritage value or interest is attached hereto in Schedule "B" and forms a part of this By-law.
3. That the City Solicitor is hereby authorized to cause a copy of this By-law and its Schedules to be registered against the title to the Property in the proper land registry office.
4. That the City Clerk is hereby authorized to cause a copy of this By-law and its Schedules to be served on the Property Owner and on the Ontario Heritage Trust.
5. That the City Clerk is hereby authorized to publish notice of this By-law on the City of Vaughan's municipal website.

Voted in favour by City of Vaughan Council this 29<sup>th</sup> day of October, 2024.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

DRAFT

Authorized by Item No. 9 of Report No. 17 of the Committee of the Whole.  
Adopted by Vaughan City Council on May 22, 2024.  
City Council voted in favour of this by-law on October 29, 2024.

**SCHEDULE "A" TO BY-LAW NUMBER 169-2024**

Description of Lands

Legal Description: PT LT 1 CON 3 KING PT 1, 65R15586 ; VAUGHAN

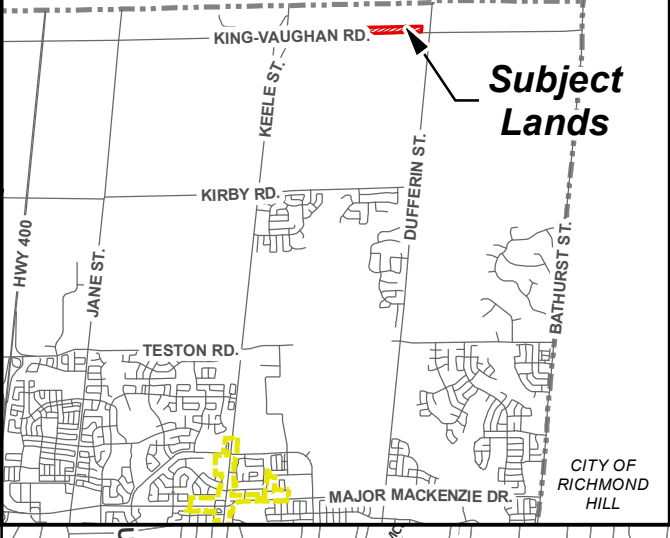
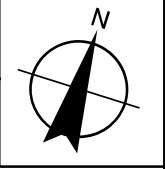
PIN: 03377 - 0125 LT

Municipal Address: 1560 King-Vaughan Road

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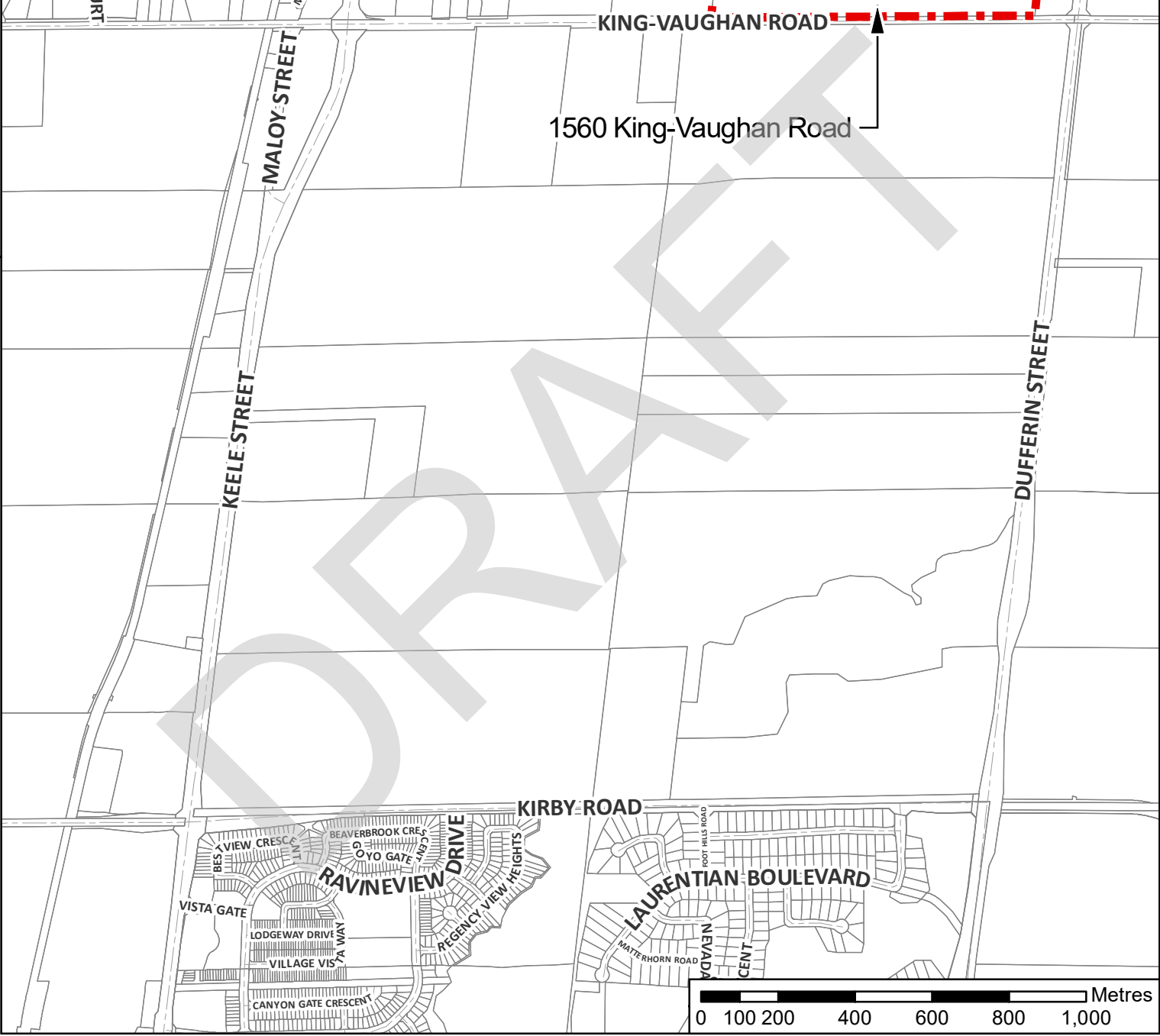
# CONTEXT MAP

TOWNSHIP  
OF KING



**Subject  
Lands**

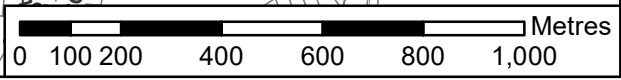
TOWNSHIP  
OF KING



KING-VAUGHAN ROAD

1560 King-Vaughan Road


KIRBY ROAD



## Location Map To By-Law 169-2024

**Location:** 1560 King-Vaughan Road  
Part of Lot 1, Concession 3, King Part 1, 65R15586; Vaughan

**City of Vaughan**

 **Subject Lands**

## SCHEDULE "B" TO BY-LAW NUMBER 169-2024

# STATEMENT OF CULTURAL HERITAGE VALUE

### DESCRIPTION

Municipal Address: 1560 King-Vaughan Road

Legal Description: PT LT 1 CON 3 KING PT 1, 65R15586 ; VAUGHAN

Brief description: 2-Storey Georgian Revival

### OVERVIEW

The cultural heritage value of the property known as 1560 King-Vaughan Road meets the criteria set out by the *Ontario Heritage Act* under Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

Name: The Crossley House

Date Built: 1937

Location: North side of King-Vaughan Road, between Dufferin and Keele St. (closest to Dufferin St.)

Condition: good

### DESIGN OR PHYSICAL VALUE

The house at 1560 King-Vaughan Road is a 2-storey Georgian Revival residence, with red brick cladding. It was built in 1937 by architect James Guinane<sup>i</sup> of Toronto, for Charles Carlton Crossley. Blueprints and photographs, provided by the property owners, provide insight to the construction of the house<sup>ii</sup>.

Georgian style architecture was particularly prominent in Ontario between 1784-1860, and has a symmetrical façade, with formally arranged windows and doors<sup>iii</sup>. The subject property has been labeled *Georgian Revival* due to its build date being 1937, well after the general era. It has a side-gabled roof, and is mostly symmetrical, with a chimney on the left and right side of the house. The front door is simple, with moulded surrounds and a half-round fanlight over the door. Each side of the house has a quarter fan light window beside the chimney, near the roofline of the house. Small details, such as the window to the left of the front door and the windows on the main level, front, show the 'modern' take on the Georgian style.

### HISTORICAL / ASSOCIATIVE VALUE

This property has an especially interesting story in that prior to 1971, it was part of King Township. Much of its social and cultural history is based in King Township, yet now that it is a part of The City of Vaughan, the city takes on the stewardship of this shared piece in history. Since the townships bordered each other, there could also be crossover with family names and land ownership.

### The Browns

*William Brown*

Initially, all 200 acres of Lot 1 Concession 3 were sold in 1802 by the Crown to Alexander Gardner. It then passed through a few hands, mostly men who were purchasing land for investment and then had it severed in to parcels of land. In 1847, William Brown, a Weaver, purchased and registered the subject property, which was then considered the SE ¼ of Lot 1 Con 3, totalling 29 acres. Brown's ancestry traces to four Quaker brothers who emigrated from Pennsylvania in 1830, who had initially settled in Schomberg, King Township<sup>iv</sup>.

Although there isn't hard evidence of a house or dwelling on the subject property at this time, discussion with the current property owner has led us to understand that the Browns built a log house in the mid 1800s, which burned down in the late 1920s. Census records indicate a decent farming operation, with impressive crop growth and animal value<sup>v</sup>. In 1865, William's sons show up in the tax assessment records as 'first class service', while William is still the freeholder<sup>vi</sup>. There is a possibility of a dwelling existing on an adjoining portion of the property for workers/families, as well as animal dwellings.

### *James Brown*

James Brown had just married Hannah Dibb from the Township of Vaughan in 1872 and was ready to start a family. His farming business would take care of them financially. During a period of about 20 years, tax assessment records indicate that Brown continued to be a tenant, farming on his father's property, and then a new tenant, Matthew Morton and his father appear in the 1880s, farming on the property until around 1895. In 1896, James Brown is now the registered Freeholder of the subject property at 46 years old and he chooses to turn it into the area in which he wished to reside<sup>vii</sup>.

The tax assessment records for 1907<sup>viii</sup> show a significant jump in property value, which usually indicates that something has been built upon. The current property owner verified that it was at this time a large barn was erected on the property. James Brown, at this time, is in his early 50s and his son William is in his late 20s. After many years of living there, the Brown's moved and continued to rent out the property until selling to Charles Carlton Crossley in 1920<sup>ix</sup>.

### **Charles Carlton Crossley (1920-1976)**

Charles Carlton Crossley was born in 1891 in King City to William James and Florence (Roadhouse) Crossley<sup>x</sup>. Tax assessment records show Crossley as the freeholder and taxpayer of the subject property since 1920, but the historic land title books show the Grantee being *His majesty the King* from 1920 until 1938, when Charles Carlton Crossley is registered. Either way, he is living and working as a farmer on the property, while also taking piloting jobs throughout this time<sup>xi</sup>. He married Mary Sturdy in 1922, and together they started their life and family at Lot 1 Con 3.

Much of the produce grown at the Crossley farm provided food for the community. For example, Crossley Hall<sup>xii</sup> was used commercially for a time, starting in the 1920s, and onions<sup>xiii</sup> from the farm would get sent to the hall for pickling and eventual distribution.

But Crossley wasn't your ordinary farmer and has a very interesting story. Aside from also being a highly active community member, he was an experienced pilot with a great passion for flying. He had enlisted in WW1 in 1917 as a Probationary Flight Officer<sup>xiv</sup> and then in 1918 he joined

the Royal Naval Air Force (RNAS, precursor to RAF), where he logged 118 hours of flight time before being discharged in 1919<sup>xv</sup>. In 1926, Crossley became a mechanic for the newly formed Ontario Provincial Air Service and was posted to Sioux Lookout. He was there for a short while and then in 1928, he returned to flying and continued to log hundred of hours flying as a pilot and engineer<sup>xvi</sup>. In 1940, he enlisted in Ottawa for World War Two. Initially, he was a Link Trainer at Rockcliffe and Trenton and eventually returned to flying on April 24, 1940.<sup>xvii</sup>

After the war, there isn't much information of the whereabouts for Crossley, but it seems that he isn't in King City for a bit. On May 19, 1956, at the age of 60 (or 65, as the current property owner suggests), he disappeared off the radar while enroute from Churchill to a DEW Line<sup>xviii</sup>. Then, 10 days later May 29, a 407 Squadron Lancaster spotted him on an ice floe near Southampton Island. Crossley helped in his rescue by gathering a signal from a small, hand-powered 'Gibson Girl'<sup>xix</sup> radio transmitter that he carried<sup>xx</sup>. Newspapers recorded this incident far and wide as it became an important news event. But on the morning of June 1, 1956 "at his farm home on the corner of the Townline and the 3<sup>rd</sup> concession of King"<sup>xxi</sup> Crossley was reunited with his family. Even after this life changing event, Crossley continued flying for some companies until he later retired. He died peacefully in 1974.

There is mention of the Veteran's Land Act decades later in the Land Title records for King Township. It appears that Crossley's wife Mary was receiving her husband's pension payout following his death.

Crossley's son Allan and his wife took on the ownership of the house and continued the family legacy at this property for many years to come. There isn't evidence of Land Title changing until 1991 (which is when Mary died), but newspaper records indicate that from as early as 1953, where "a family gathering was held at the home of Mr. and Mrs. Allan Crossley, 3<sup>rd</sup> con., King on Sunday"<sup>xxii</sup>.

Today, the existing brick home is now jointly owned by Allan Crossley's wife (Allan died in 2017) and Joseph Daniel Crossley, brothers and both the sons of Charles Carlton Crossley. The 29 acres as well as the adjacent 71 acres continues to be farmed by two of Crossley's grandsons, as well as a great-grandson.<sup>xxiii</sup>

## **CONTEXTUAL VALUE**

Though this property was not part of Vaughan Township until 1971, it carries similar history and context to those which were always part of Vaughan Township. This structure, although built well after its general era, also serves as a fine example of Georgian architecture, which has also been in its original location since 1937.

There is relation to agricultural history and practises. Archival evidence shows that the Crossley farm specifically provided food to the community, by having certain produce brought to Crossley Hall where they were pickled and distributed to the community. Prior to the Crossley farm, the Brown farm was active and producing much crop and food.

## **SUMMARY OF CULTURAL HERITAGE VALUE**

### **Physical/Design Value**

Contributing

- Georgian Revival house, 2-storey



- Symmetrical footprint
- Side gabled roof, with a chimney on each side
- Half moon fanlight above door and quarter moon fanlights on each side of the chimneys
- Wood frame construction
- Red-brick Cladding

### Historical/Associative Value

- connection to significant archaeological resources both of early settler and indigenous peoples
- connection to specific historic settler families, such as the Browns and the Crossleys
- connection to Charles Carlton Crossley, who was an RAF pilot and recreational pilot as well. His story and journey are truly one of incredible feat and courage.
- connection to 20<sup>th</sup> century farming practices
- connection to early Ontario architectural styles

### Contextual Value

- the subject property is contextually linked to Vaughan's/King's agricultural history from initial settlement and land clearing, early 19<sup>th</sup> farming practices.
- farming and livestock farming linked to early settler/Quaker practises.

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<sup>i</sup> **GUINANE, James William** (1903-1980), a builder, contractor and architect, was born in Toronto, educated at the University of Toronto Schools and graduated from De La Salle Collegiate in 1921. He served an apprenticeship under **Albert Kahn** of Detroit before returning to Toronto to work with A.E. Allen. In 1929 he established the James Guinane Construction Co., and in 1933 began to advertise himself as an architect while, at the same time, serving as president and general manager of his own construction company. This dual role as designer and entrepreneur enabled him to undertake a variety of commissions, including that for the Glenview Terraces Apartments, (later the Muir Park Hotel), Yonge Street at Glenview Avenue, TORONTO, ONT., 1941-42 (R.A.I.C. Journal, xix, Sept. 1942, 23, illus. in advert.). Guinane was often employed as contractor for many apartment blocks, churches and private residences designed by other Toronto architects. In 1945 he ceased to call himself an architect and renamed his company Guinane Brothers, General Contractors. He died in Toronto on 29 October 1980 (obituary in the Toronto Star, 31 Oct. 1980, B12). The Canadian Centre for Architecture in Montreal holds a copy of a self-published pattern book of his house designs printed in 1932 entitled Planning, Building & Financing: The Home, containing a variety of residential designs in the Tudor Revival, Colonial, Georgian and English half-timber styles (CCA, Cat No. PO11268; inf. Robert Hamilton, of Hamilton, Ont.)

<sup>ii</sup> Information provided by the Crossley Family

<sup>iii</sup> Georgian, Ontario Architecture, A Guide to Styles and Building Terms 1784 to present, John Blumenson, 1989

<sup>iv</sup> William Brown (information), City of Vaughan Archives; Brown's ancestry traces to four Quaker brothers who emigrated from Pennsylvania in 1830, and they are credited with being the founders of Schomberg (originally called Brownsville, but since that was already the name of a Town in Vaughan it was renamed in 1862). The four brothers were Thomas, who built the first mill, Garrett, who opened the first bank, and John and Robert, farmers.

<sup>v</sup> Census Records of Canada, Ancestry.ca

<sup>vi</sup> 1864 Tax Assessment Records, King Township Archives

<sup>vii</sup> 1874-1896 Tax Assessment Records, King Township Archives

<sup>viii</sup> 1907 Tax Assessment Records, King Township Archives

<sup>ix</sup> Ontario Land Title Records, [www.onland.ca](http://www.onland.ca)

<sup>x</sup> Charles Carlton Crossley, King Township Library

<sup>xi</sup> Lot 1 Concession 3 NS, Ontario Land Titles, [www.onland.ca](http://www.onland.ca)

<sup>xii</sup> *Old Landmark Being Wrecked*, The Liberal, Richmond Hill, 1963 ([ourontario.org](http://ourontario.org))

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The Crossley name is/was a pertinent name to the history and development of King City. In 1899, Crossley Hall was built and opened January 1, 1900. It was a popular community hall run by William James Crossley. The hall was witness to several dances, performances, gatherings and functions for the Town. In 1963, Charles Carlton Crossley was the owner of the building, and was demolishing it slowly to make way for the demands of the growing town.

<sup>xiii</sup> Early Settlements of King Township, Ontario, Elizabeth McClure, 1975

<sup>xiv</sup> UK, Navy Lists, 1880-1970; [www.ancestry.com](http://www.ancestry.com)

<sup>xv</sup> Marooned on the Ice, Online Exhibit, King Township Museum; <https://story.treasured.ca/exhibit/4ad73051-e8df-4f2b-af35-444aad1961d0/story/8377d665-13c5-4dc5-a41c-6e9dd1f8799d>

<sup>xvi</sup> Charles Carlton Crossley, King Township Library

<sup>xvii</sup> Ibid

<sup>xviii</sup> DEW Line - The Distant Early Warning Line, also known as the DEW Line or Early Warning Line, was a system of radar stations in the northern Arctic region of Canada, with additional stations along the north coast and Aleutian Islands of Alaska, in addition to the Faroe Islands, Greenland, and Iceland; [Wikipedia.org](http://Wikipedia.org)

<sup>xix</sup> Nicknamed the Gibson Girl because of its hourglass shape, it was supplied with a fold-up metal frame box kite, and a balloon with a small hydrogen generator, for which the flying line was the aerial wire. Power was provided by a hand cranked generator; [Wikipedia.org](http://Wikipedia.org)

<sup>xx</sup> Charles Carlton Crossley, King Township Library

<sup>xxi</sup> *Lost 12 days, C. Crossley is Re-United with Family*, The Liberal, June 7, 1956

<sup>xxii</sup> King City News, The Liberal, 1953; [ourontario.org](http://ourontario.org)

<sup>xxiii</sup> Information provided by the Crossley Family