

Committee of the Whole (2) Report

DATE: Tuesday, November 12, 2024

WARD: 1

**TITLE: PROPOSED DESIGNATION OF 6120 KING-VAUGHAN ROAD
UNDER PART IV OF THE ONTARIO HERITAGE ACT
(REFERRED) (TRANSMITTAL REPORT)**

FROM:

Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan Committee meeting of October 23, 2024, (Item 1, Report No. 13) with respect to the subject matter, for consideration by Committee of the Whole.

Report Highlights

- This matter was initially considered by the Heritage Vaughan Committee on September 26, 2024, and it was recommended that consideration of this matter be deferred to a future Heritage Vaughan Committee meeting.
- The report proposes the designation of 6120 King-Vaughan Road, a 1½ storey building of Ontario Cottage style with Gothic influence built circa 1875.
- The property holds physical, historical, and contextual cultural heritage value as described in the attached Statement of Cultural Heritage Value (Attachment 2).
- 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

The Heritage Vaughan Committee at its meeting of October 23, 2024, adopted the following recommendation (Item 1, Report No. 13):

The Heritage Vaughan Committee recommends that the following recommendations be forwarded to Council for approval:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated September 26, 2024, be approved; and
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received.

Recommendations from the September 26, 2024, Heritage Vaughan Committee meeting:

The Heritage Vaughan Committee at its meeting of September 26, 2024, adopted the following recommendation (Item 4, Report No. 12):

- 1) That consideration of this matter be deferred to a future Heritage Vaughan Committee meeting in accordance with the recommendation contained in Communication C1., Memorandum from the Deputy City Manager, Planning and Growth Management dated September 25, 2024:
 1. That Items 4, 5 and 6 be deferred to a future Heritage Vaughan Committee meeting.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated September 26, 2024:

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 6120 King-Vaughan 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 Property Owner, the Ontario Heritage Trust, 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 6120 King-Vaughan 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 Website.

Background

6120 King-Vaughan Road was evaluated as having architectural, historical and contextual value, and was noted by Cultural Heritage staff as a “Property of Interest” in 2005. Further research on the subject property has confirmed that the cultural heritage value of 6120 King-Vaughan 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.

Bill 23 (the *More Homes Built Faster Act*, 2022) amendments to the OHA that came into force on January 1, 2023, mandated the municipalities to remove properties from the heritage register under section 27 if a By-law is not enacted designating the property by January 1, 2025. This was superseded by Bill 200 (the *Homeowner Protection Act*, 2024) which extended this deadline to January 1, 2027.

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:

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

ADDRESS: 6120 King Vaughan Road

LEGAL: Lot 1, Concession 9

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

Dating to circa 1875, the MacTaggart House at 6120 King-Vaughan Road is a brick dwelling that is a good representative example of the Ontario Cottage architectural style with Gothic influence in Vaughan. The structure features Gothic motifs including steeply pitched centre gables, gothic arched and segmental arched window openings and a segmental arched entranceway with a transom and side lights.

The MacTaggart House at 6120 King-Vaughan Road has a high degree of craftsmanship and artistic merit displayed in a number of its features, including its decorative dentilated cornice moulding, elaborate dichromatic patterned brickwork featuring buff brick quoining, banding, and radiating voussoirs.

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

The MacTaggart House at 6120 King-Vaughan Road has historical and associative value for its direct association with Gabirel Hawman, who was an early settler of Vaughan and King townships with a significant farming operation. The MacTaggart House at 6120 King-Vaughan Road also has historical and associative value for its direct association with the MacTaggart family, who were significant early settlers of Vaughan and King townships, and important members of the local community throughout the 19th and 20th centuries.

Arriving in Vaughan and King townships in the early 1830s, the MacTaggart family quickly acquired a substantial amount of property. Hugh MacTaggart purchased all 200-acres of Lot 1, Concession 9 in 1869 and constructed the subject dwelling where he raised several children with his wife Janet: William A., Robert James, Archibald, Tena, and Margaret. The MacTaggart family owned and operated the farmstead and dwellings on Lot 1 Concession 9 for 93 consecutive years from 1869 to 1962, contributing to a remarkable total of 132 years of uninterrupted agricultural use.

Kenneth MacTaggart, the first mayor of King Township and prominent figure in both King and Vaughan, inherited the subject property and dwelling in 1956 upon the death of his father Robert James, who was born and raised in the subject dwelling. Kenneth MacTaggart continued to maintain the property throughout the late 1900s.

The MacTaggart House at 6120 King-Vaughan Road also has historical and associative value for its connections to 19th and early 20th century farming practices and rural settlement patterns along King Vaughan Road, which has the potential to yield information that contributes to an understanding of early settlement patterns and practices in Vaughan and King.

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

The MacTaggart House at 6120 King-Vaughan Road, which has retained its original location, form, orientation, and massing, serving as a fine example of Ontario Cottage architecture with gothic influences has contextual value because it is important in defining, maintaining and supporting the fine-grained 19th and early 20th century rural character of King-Vaughan Road. 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.

The MacTaggart House at 6120 King-Vaughan Road also has contextual value because it is physically, functionally, visually, and historically linked to its surroundings. The subject property is located within an area that has a definable rural character, surrounded by remnant farmhouses/farmsteads in close proximity, contributing to a distinctive sense of place. The property has a long-standing relation to agricultural history and practices of the area and is linked to two particular family names (Hawman and MacTaggart) who had a significant presence in the early history of Vaughan and King Townships.

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 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 that the proposed designation of 6120 King-Vaughan 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 6120 King-Vaughan Road under the *Ontario Heritage Act*.

For more information, please contact: Michael Maugeri, Heritage Specialist, ext. 6817.

Attachments

1. 6120 King Vaughan Road - Location Map
2. 6120 King Vaughan Road - Statement of Cultural Heritage Value
3. 6120 King Vaughan Road - Historic Maps
4. 6120 King Vaughan Road - Building Photos
5. 6120 King Vaughan Road - Aerial Photo
6. Communication C1. from Heritage Vaughan Committee meeting of September 26, 2024.

Prepared by

John Britto, Legislative Specialist, Office of the City Clerk.

In consultation with

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