



## Heritage Vaughan Committee Report

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**DATE:** Wednesday, March 25, 2026

**WARD(S):** 1

**TITLE:** PROPOSED LISTING OF 11363 HUNTINGTON RD. UNDER  
PART IV OF THE ONTARIO HERITAGE ACT

**FROM:**

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

**ACTION:** DECISION

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### **Purpose**

To seek a recommendation of approval from Heritage Vaughan Committee to Council for the proposed listing of the property municipally known as 11363 Huntington Rd., located on the east side of Huntington Road, to the south and west of the West Humber River as shown on Attachment 1.

### **Report Highlights**

- Staff recommends the Listing of a 1½-storey building of the early 20<sup>th</sup> century Colonial Revival architectural style located at 11363 Huntington Rd., in the greenbelt of the Humber River.
- Although the property also includes an equine farmstead complex, comprising a Victory-style home, two barns, and horse stable, the Listing Statement per Attachment 2 only evaluates the estate residence for its heritage value or interest.
- The property has physical, historical, and contextual cultural heritage value, and may be situated within a Cultural Heritage Landscape, as per the *Built Heritage and Cultural Heritage Landscape Evaluation, West Kleinburg Village, Block 62W, Huntington Rd., Part of Lots 27, 28, 29, & 30, Concession 9, Township of Vaughan*, dated Nov. 2, 2021, by Parslow Heritage Consultancy Inc.

## **Recommendations**

THAT Heritage Vaughan recommend Council approve the proposed listing as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee to list 11363 Huntington Rd. in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

## **Background**

Located on the east side of Huntington Road, the property municipally known as 11363 Huntington Rd. is situated on the west half of Lot 30, Concession 9, to the south and west of the Humber River. The property comprises two residential properties. The first, a two-storey residential post-war Victory-style house fronting Huntington Road, built c.1920, is fronting Huntington Road and included within an equine facility known as the Stud Farm, comprising a total of four structures – the residence, the horse stable and two timber frame barns. The second residence on the property is a 1½-storey Colonial Revival style estate house that is significantly setback from Huntington Road, situated within the green belt of the Humber River. The estate residence is accessed by a treed laneway through a stone gate, complete with a circular drive, a 1½-storey coach house, and an ancillary outbuilding. The latter residence is not visible from the public realm.

Cultural Heritage staff visited the site in 2007, to determine the potential heritage value or interest of the property and its structures, following a request for recommendations for approval of a Building Permit application for an addition to the coach house, cancelled in 2008. Cultural Heritage staff provided the applicant with recommendations regarding the proposed addition, due to staff's understanding of the "architecturally significant buildings on the subject property," and have since maintained an ongoing interest in the property, as a Property of Interest, for its potential cultural heritage value or interest, describing it as such within email correspondences with the applicant dated Sept. 25, 2007:

*Cultural Heritage staff observed a stone and metal gate and a long, treed laneway leading to a large and impressive house likely built in the 1920s or 1930s in Colonial Revival style with a matching coach house to the west of the house. [...]. The 3-bay garage has its original wood siding, dormers and double-hung 6-over-9 window sashes. Unfortunately, the windows of the main [estate] house have already been replaced, but the large bow windows on the north wall remain. Also remaining is the broken pediment hood over the front door. The main house chimney stacks, shafts and side gable walls have since been parged*

*with stucco. In general, the main house and its coach house have massing, scale and architectural details that represent historical design excellence.*

As a requirement for the proposed development within Block 62 West, 'West Kleinburg Village,' a *Built Heritage and Cultural Heritage Landscapes Evaluation* was undertaken by Parslow Heritage Consultancy Inc., dated Nov. 2, 2021, in accordance with *Ontario Regulation 9/06* under the *Ontario Heritage Act* and the guidelines presented by the Ministry of Citizenship and Multiculturalism's former *Ontario Heritage Tool Kit*, dated 2017.

In this report, both residential buildings on the subject property, along with their associated ancillary buildings, were subsequently identified as Built Heritage Properties (BHP):

BHP-9 (Victory-style house):

*"The equine facility contains four structures: a residence, a horse stable and two timber frame barns. The residential structure is a semi-bungalow likely constructed c.1920. Additional assessment may be requested."* (PHC Inc., page 35)

*"[BHP-9] is a single family detached home, part of a larger horse farm complex containing several buildings including CMU stables, timber frame barn and large estate home commissioned by Flavell family. Property may require Heritage Impact Assessment. [Regarding Heritage value, BHP-9 has] Potential to meet the criteria set forth by Ontario Regulation 9/06."* (PHC Inc., Appendix A)

BHP-10 (Colonial Revival estate):

*"The estate house is not listed or designated by the City of Vaughan but exhibits Cultural Heritage Value or Interest. The structure is situated on the brow of the Humber River and is reported to be connected with the noted 20th century millionaire and philanthropist Sir Joseph Flavell, and his son Sir Ellsworth (Kleinburg-Nashville Focus Area Study Background Report, 2009). The house is situated within a gated private access area behind the equine facility. The estate house was not visible from the ROW; the photograph was provided by the Proponent. Additional assessment may be requested."* (PHC Inc., page 35)

*[BHP-10 was] "Reportedly commissioned by the Flavell family, stylistically similar to the Stephen Leacock Museum and a residence in Presqu'ile Provincial Park. May be a rare example of early 20<sup>th</sup> century vacation architecture. [The estate] House is located on a manicured estate grounds accessed via a purpose-built*

*gate (Kleinburg-Nashville Focus Area Study Background Report, 2009). [Regarding Heritage value, BHP-10 has] Potential to meet the criteria set forth by Ontario Regulation 9/06.” (PHC Inc., Appendix A)*

A potential Cultural Heritage Landscape (CHL) was additionally identified by PHC Inc. for the subject property, CHL-1, which includes both distinct residential complexes. CHL-1 is described as the following:

*“A potential Cultural Heritage Landscape is located on Lot 30 and associated with municipal address 11363 Huntington Road. The property contains two distinct areas of interest: an agricultural farm scape located adjacent to Huntington Road and a large summer estate located within a gated portion of the property. The estate home is located within the greenbelt of the Humber River and is not readily visible from publicly accessible spaces. Aerial images indicate the property contains a large circular driveway, extensive areas of landscaping and at least one detached outbuilding.*

*The estate house meets the criteria of a Designated Landscape and the front agricultural area reflects a Continuing Landscape that has evolved overtime in response to economic and administrative needs.” (PHC Inc., page 40)*

*“11363 Huntington Road represents an intact functional farm scape containing the active horse farm and the landscaped grounds of the Flavell family vacation home. The property is an example of an intentionally created landscape. [Regarding Heritage value, CHL-1] exhibits characteristics indicative of a Cultural Heritage Landscape. Property may require additional assessment based on direction of City of Vaughan.” (PHC Inc., Appendix A)*

The following recommendations were subsequently identified by PHC Inc. for the subject property as part of the *Built Heritage and Cultural Heritage Landscape Evaluation* report:

- *Discuss BHP-9 and BHP-10 with City of Vaughan Heritage Planning Staff to determine if/what additional work is required.*
- *Discuss the potential Cultural Heritage Landscape identified as CHL-1 with the City of Vaughan to determine if/what additional work is required.*

**As the estate house is situated within the Humber River Greenbelt, it is not currently included within the development boundaries of Block 62 West.**

The property was determined to be a Provincial Heritage Property in the December 2025 (Draft) Environmental Impact Assessment Report, prepared by WSP Canada Inc. and AECOM Canada ULC. Though the property is identified at risk of direct impact (removal or demolition) from the proposed Highway 413's construction, the estate house in question appears outside the proposed area of works and can be preserved. Cultural Heritage staff have not yet reviewed the referenced *Cultural Heritage Evaluation Assessment* report, which identifies the subject property as a Provincial Heritage Property, as this report has not yet been shared with the City.

Cultural Heritage staff did reach out to the property owner's representative in February 2026 to enter the property to obtain recent photos and evaluate the current condition of the structures but were denied access to the property. If the property is listed, staff then can use the authority given to by-law enforcement officers under section 9 of the Property Standards By-law that speaks to maintenance of heritage properties to enter the property.

### **Previous Reports/Authority**

N/A

### **Analysis and Options**

Cultural Heritage staff have evaluated the submitted documents by the Block 62 west applicants and conducted additional archival research, and find that the property meets one or more of the criteria set out by the Province of Ontario under the *Ontario Heritage Act* Regulation 9/06 for the Listing of a property under Section 27, Part IV, and is therefore determined to be of cultural heritage value or interest. Additional criteria may further be met, subject to additional research, site documentation, and community consultation. The reasons for listing, per staff's archival research and literature review findings, are included in the Listing Statement shown on Attachment 2.

The City's Register of Cultural Heritage Resources (the Heritage Register) is an important tool for identifying and monitoring cultural heritage resources. The Heritage Register allows effective tracking of resources and provides opportunities to review and add to Vaughan's heritage inventory.

A property's inclusion on the municipal Heritage Register as a non-designated, listed, property provides an opportunity for City Council to assess a property's merits for designation under Part IV of the *Ontario Heritage Act*, should a development or demolition application be brought forth, through its provisional protection from demolition. An owner must provide Council with a minimum of 60 days' notice of their

intent to demolish and/or remove a structure on a property that is listed and included on the Heritage Register.

A Cultural Heritage Impact Assessment (CHIA) is required, to the satisfaction of the Cultural Heritage Staff, for development applications that include and/or are adjacent to listed properties. A property's listing does not, however, restrict an owner to complete maintenance, alterations, selective removals, or additions to their property, in keeping with good conservation practices, standards, and applicable City by-laws.

The Bill 23 (the More Homes Built Faster Act, 2022) amendments to the *Ontario Heritage Act* that came into force on Jan. 1, 2023, mandated that if a property is listed in the heritage register on or after Jan. 1, 2023, the council of a municipality shall remove the property from the register if the council of the municipality does not give a Notice of Intent to Designate the property on or before the second anniversary of the day the property was included in the register.

Additionally, Bill 200 (Homeowner Protection Act, 2024) which came into force June 6, 2024, introduced further provisions, such as to ensure that there is a five-year restriction on re-listing a property to the heritage register.

In light of these legislations, should this property be listed under Section 27 of the *Ontario Heritage Act*, City of Vaughan staff must evaluate this property as a candidate for designation under Part IV, Section 29 of the *Ontario Heritage Act* within 2 years from Council approval of the listing.

#### Vaughan Official Plan 2010

The recommendation to include the subject property on the City's Heritage Register abides by Vaughan's Official Plan's policies to support the protection of many cultural heritage resources that provide links to the City's past. 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.*
- 6.1.1.2. *To support an active and engaged approach to heritage conservation and interpretation that maximizes awareness and education and encourages innovation in the use and conservation of heritage resources.*
- 6.1.2.3. *To require that identified heritage resources not yet listed in the Heritage register are evaluated and conserved, as appropriate, through any*

*legislated planning or assessment processes, including the Planning Act, the Environmental Assessment Act, the Ontario Heritage Act and the Cemeteries Act.*

- 6.1.2.4. That the identification of cultural heritage resources is an on-going process of inventorying, surveying and evaluation. There may be cultural heritage resources that have not yet been identified and listed in the Heritage register. Such properties may be identified through the development approvals process and evaluated through the submission of a Cultural heritage survey to be undertaken by proponents for development approvals. The Cultural heritage survey shall be reviewed by the City for that property's potential inclusion in the Heritage register.*

Non-designated properties may also be included as cultural heritage resources on the City's Heritage Register under the *Ontario Heritage Act*. The Vaughan Official Plan (2010) mentions that these resources are also important to honouring Vaughan's heritage and will be conserved. It is the policy of Council:

- 6.2.3.1. That when development is proposed on a property that is not designated under the Ontario Heritage Act but is listed on the Heritage register, recognized as a Cultural heritage character area or identified as having potential cultural heritage value, the applicant shall submit a Cultural heritage impact assessment when:*
- a. the proposal requires an Official Plan amendment, a zoning by-law amendment, a plan of subdivision, a plan of condominium, a minor variance or a site plan application;*
  - b. the proposal involves the demolition of a building or the removal of a building or part thereof or a heritage landscape feature; or*
  - c. there is potential for adverse impact to a cultural heritage resource from the proposed development activities.*
- 6.2.3.2. That when development is proposed on a property adjacent to a property that is not designated under the Ontario Heritage Act but is listed on the Heritage register, recognized as Cultural heritage character area, or identified as having potential cultural heritage value:*
- a. the proposal is compatible with the conservation of the adjacent cultural heritage resource and its streetscape context; and*
  - b. the applicant shall submit a Cultural heritage impact assessment if through the development approval process it is determined that there is the potential for adverse impact on the adjacent heritage resource from the proposed development.*

## **Financial Impact**

N/A

## **Operational Impact**

N/A

## **Broader Regional Impacts/Considerations**

N/A

## **Conclusion**

Staff find that as examined from archival documentation and literary review, the subject property holds cultural heritage value and meets the criteria as set by the Province of Ontario under the *Ontario Heritage Act* Regulation 9/06 for the criteria of design/physical, historical/associative, and contextual value.

The Development and Parks Planning Department is satisfied that the Listing of 11363 Huntington Rd. conforms to the policies of the Vaughan Official Plan and the criteria of the *Ontario Heritage Act*. Accordingly, staff can support a Heritage Vaughan recommendation for Council approval of the proposed Listing of 11363 Huntington Rd. under the *Ontario Heritage Act*.

**For more information**, please contact: Amanda Sherrington, Heritage Specialist, ext. 3124.

## **Attachments**

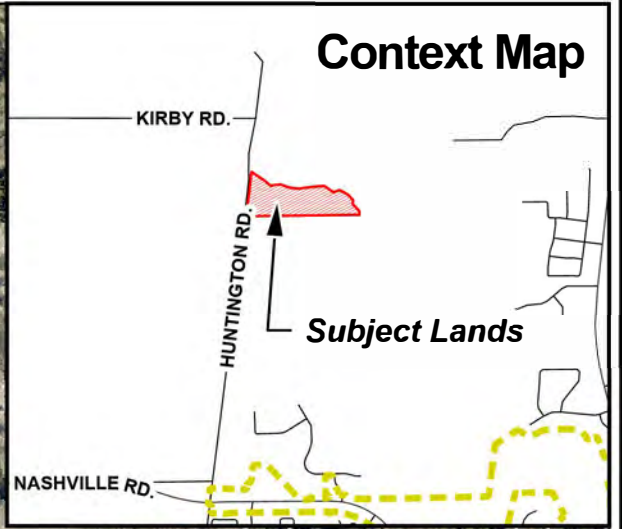
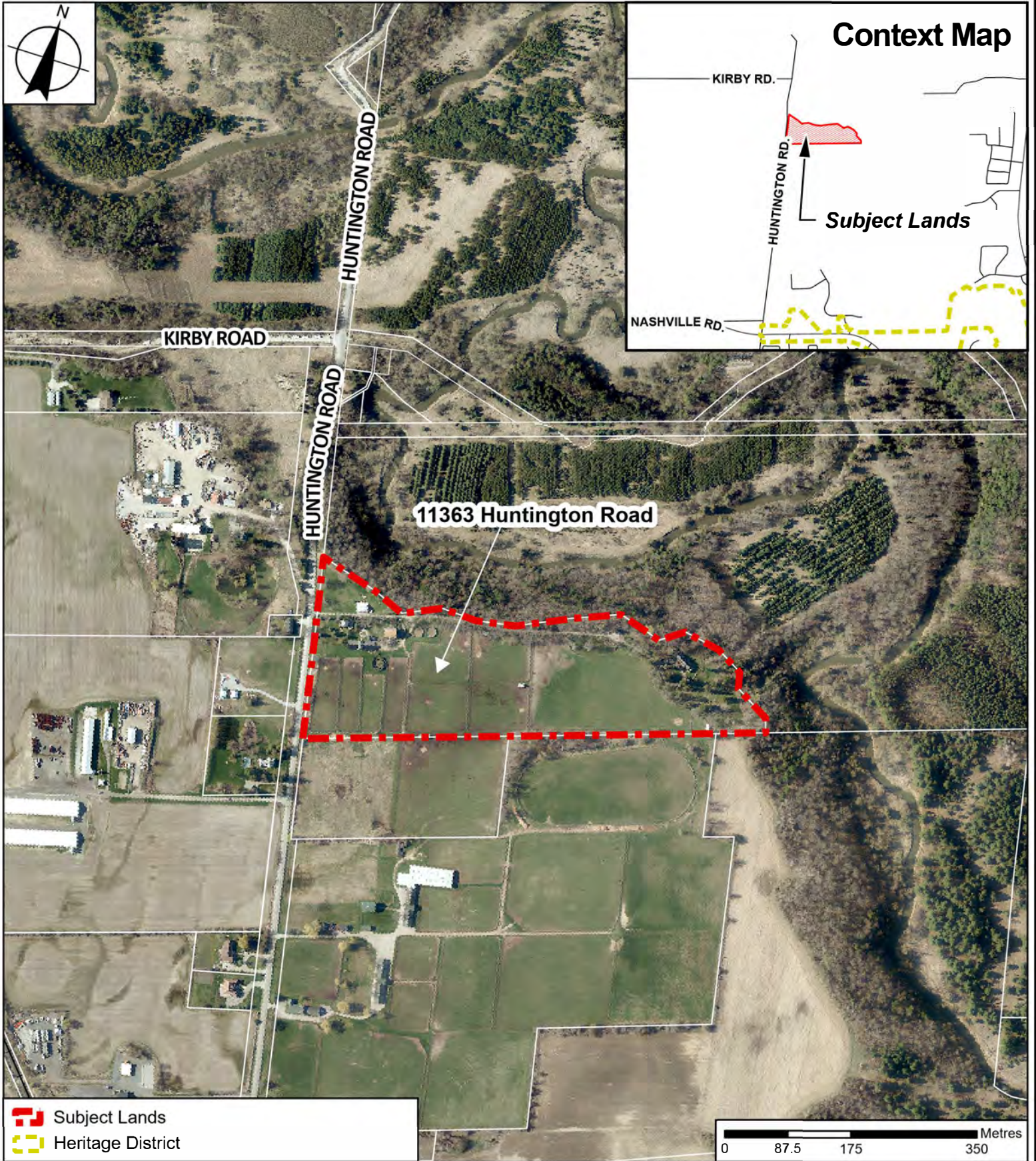
1. Location Map
2. Listing Statement
3. Built and Cultural Heritage Landscape Evaluation
4. CH Recommendations RE 2007 design



## **Prepared by**

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Shahzad Davoudi-Strike, Senior Manager of Urban Design and Cultural Heritage, ext. 8653

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529



-  Subject Lands
-  Heritage District

## Location Map

**Location:**  
 11363 Huntington Road  
 Part of Lot 30, Concession 9



## Attachment

**Date:**  
 March 25, 2026

# 1

# 11363 HUNTINGTON ROAD

## DESCRIPTION

Municipal Address: 11363 Huntington Road

Legal Description: CONC 9 Part of Lot 30

Brief description: Farming complex including a 1½-storey structure Victory style; and a 1½-storey estate structure overlooking the Humber River designed in the Colonial Revival style

## OVERVIEW

Cultural Heritage Staff have undertaken research for the property at 11363 Huntington Road, Vaughan. Following staff's evaluation of the property, per criteria prescribed in Ontario Regulation 9/06, staff have found that the subject property meets two or more of the criteria for inclusion on the municipal heritage register under Section 27 of the *Ontario Heritage Act*. Additional criteria may additionally be met, subject to additional research, site documentation, and community consultation.

Building Name: The Stud Farm

Style: Farmscape; Victory Housing; and Colonial Revival

Community: formerly Burlington

Project Name: N/A

## LISTING STATEMENT (REASONS FOR INCLUSION)

The subject property is located on the east side of Huntington Road, to the south of Kirby and Huntington Roads intersection, and framed to the north and east by the Humber River. The property sits within a large, landscaped lot, at the municipal address known as 11363 Huntington Road, Lot 30 of Concession 9.

The property comprises two residential properties. The first, a two-storey residential Victory-style 1½-storey house fronting Huntington Road, built c.1920,<sup>1</sup> is fronting Huntington Road and included within an equine facility known as the Stud Farm, comprising a total of four structures – the residence, the horse stable and two timber frame barns.<sup>2</sup> The second residence on the property is a 1½-storey Colonial Revival style estate house that is significantly setback from Huntington Road, built c.1920-1930<sup>3</sup>, situated within the greenbelt of the Humber River. The estate residence is accessed by a treed

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<sup>1</sup> *Built Heritage and Cultural Heritage Landscape Evaluation, West Kleinburg Village, Block 62 West, Huntington Road, Part of Lots 27, 28, 29 & 30, Concession 9, Township of Vaughan, Now City of Vaughan, Regional Municipality of York, Ontario.* Parslow Heritage Consultancy Inc., 35.

<sup>2</sup> Ibid.

<sup>3</sup> Cultural Heritage Staff correspondence with applicant regarding Building Permit application, 2007.

laneway through a stone gate, complete with a circular drive, a 1½-storey coach house, and an ancillary outbuilding. The latter residence is not visible from the public realm. The following assessment will largely pertain to the second residence, the estate home, and its associated laneway, coach house, and setting.

**The property has design or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method; and displays a high degree of craftsmanship or artistic merit.**

The 1½-storey estate house and its associated coach house are representative of the early 20<sup>th</sup>-century Colonial Revival architectural style, characteristic of a summer or vacation estate constructed to impress yet embrace a nostalgic idyllic colonial and rural setting.

The residence is a unique expression of a Canadian Colonial Revival style, recalling French-Canadian domestic precedents of New France (Lower Canada) with its steeply pitched gabled roof, prominent chimney at the main building's gable ends, and gabled dormers, in combination with Georgian proportions, sash windows, and a central entrance with Italianate bracketed broken pediment.

The southwest (main) elevation is defined by its symmetrical 7-bay configuration, defined by its fenestration of casement windows with shutters at the ground level, punctuated with a central pedimented entrance, and seven gabled dormers at the attic level. The main residence building additionally includes a slightly shorter 1½ -storey extension to the northwest, with minor setback from the main elevation, as well as a one-storey flat-roof extensions at each the southeast and northwest elevations. The residence's original windows were noted to have been removed by 2007, and replaced with contemporary casements with integrated rounded transom windows at the ground level, as well as new single-casement window units within the dormers, each with snap-on window-glazing bars instead of muntins.

The coach house is similarly designed with wooden horizontal wood-clad finish and a steeply pitched gabled roof. It includes a saltbox roof termination at the north elevation, and a three-car garage at its south (main) elevation. The coach house retained its original wooden 6-over-9 sash windows at the time of Cultural Heritage staff's visit in 2007, with three window openings at the west elevation, and three set within gabled dormers at the south elevation.

Cultural Heritage staff are not currently aware of 19<sup>th</sup>-century structures that remain on the subject property. The 1965 published recollection of Burrington identified two previously standing log houses at the rear of the property (west half of Lot 30, Concession 9), to the east of the Humber River. No structures were identified on available historical topographic

maps between 1914 and 1940. However, an orchard is shown in the latter maps, largely consistent with the position of the orchard (to the east of the structure) as outlined in 1878 Illustrated Atlas of York County. The property and its structures as they exist today are largely depicted in the 1954 aerial photo, partially obscured by the woodlots adjacent to the Humber River.

**The property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.**

The subject property (west half of Lot 30) was purchased by William Graham in 1853.<sup>4</sup> William Graham was a prominent pioneer in Vaughan, a Presbyterian immigrated from Ireland, notable for his associations in establishing the communities of Tormore in Albion Township as well as Burrington in Vaughan<sup>5</sup> – the latter within which the subject property was formerly associated. Mr. Graham had previously purchased 18 acres of land in 1850 on the northeast portion of Lot 31 of Concession 10 in Vaughan, for its suitable location for the construction of a combination grist and saw-mill, and subsequently purchased the subject property to expand his property in Burrington.

The Village of Burrington was founded shortly thereafter in 1854 by Rowland Burr, who purchased the neighbouring property to the north of the subject site (west half of Lot 31, Concession 9) in 1854.<sup>6</sup> The latter property was purchased by Burr as the ideal location of his new mill site, following a couple unsatisfactory attempts nearby in Burrington. Burr is considered a pioneer of mill constructions in York County and is likely best known for his mills built in Burwick (Woodbridge). A woolen mill was subsequently constructed on Lot 31, to the west of Humber River, upstream from the Burrington sideroad bridge – still standing in 1965. An associated dam and mill race were constructed from the mill pond southwest towards the former Burrington Beach on the Humber River. He proceeded to construct a combined saw and grist mill to also utilize the woolen mill's dam, however on the south side of the sideroad.<sup>7</sup>

Though sideroads typically delineated the extent of the early surveyed lots, the sideroad between Lots 30 and 31 of Concession 9 ran slightly north of the subject property due to the natural topography of the Humber River. The construction of Burr's new mill race ultimately encroached on William Graham's Lot 30 and the subject site, as well as the backing up the water and slowing down William Graham's water-powered combination

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<sup>4</sup> McCabe, *The Story of Burrington*. 3, 12.

<sup>5</sup> Reaman, George Elmore. *A history of Vaughan Township; two centuries of life in the township*. Toronto: Printed at the University of Toronto Press, 1971., 99.

<sup>6</sup> McCabe, *The Story of Burrington*, 3.

<sup>7</sup> Ibid., 3-4.

grist and sawmill situated upstream on the Humber River (Lot 31, Concession 10), ensuing a legal court case between the neighbours. Ultimately, William Graham was successful with his case since his mill was constructed first, resulting in an iron stake being installed in the Humber River near the tenth line to instruct a maximum level of water able to be dammed by Burr. With his mills no longer operating at satisfactory levels, Burr subsequently sold what remained of his property (following his Burlington subdivision plan of 1855). William Graham infilled the mill race which trespassed on his property, ensuring that Lot 31's new owner, John Dummond, promptly abandoned the neighbouring mills. William Graham's mill on Lot 31, Concession 10, thereafter thrived.<sup>8</sup>

Although William Graham was noted as the owner of the west half of Lot 30, Concession 9, on Tremaine's *Map of the County of York* dated 1860, the property had been transferred to William Graham's daughter, Ellen, and her husband Thomas Davis in July of 1859.<sup>9</sup> William Graham passed away afterwards in 1869.<sup>10</sup> Thomas Davis' homestead is indicated on the *Illustrated Atlas of the County of York* dated 1878, along with an orchard to the east of the structure. The 1871 directory additionally indicates Thomas Davis as the property's freeholder, with occupation of farmer, with a Mrs. Brown listed as a tenant. The Davis family's ownership of the property remained until 1905, at which time the land was granted to James Culham by Thomas E. Davis, unmarried.

James Culham had previously purchased the neighbouring farmstead property of Lot 30 Concession 10 in 1889. Unfortunately, after years of farming and providing for his family, James Culham died in 1905, at the age of 68, from heart complications.<sup>11</sup> James' properties were left to his children, who continued to live on Lots 30 of Concessions 9 and 10 with their mother, Jane. The Culham family's ownership of Lot 30, Concession 9, largely remained until 1941, coinciding with the Culham's sale of Lot 30, Concession 10. An auction sale poster from 1941 indicates the end of the property running as a farm, with the sale initiated by William Henry Culham for all the animals, implements and some household furniture.<sup>12</sup> James Culham was a trustee of Burlington,<sup>13</sup> and the late John Culham a lawyer in Toronto for many years.<sup>14</sup>

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<sup>8</sup> Ibid., 4-5

<sup>9</sup> McCabe. *The Story of Burlington*, 12.

<sup>10</sup> McCabe. *The Story of Burlington*, 6.

<sup>11</sup> James Culham, Ontario, Canada, Deaths and Deaths Overseas, 1869-1949; ancestry.ca

<sup>12</sup> Auction Sale, A.M. McEwen, Auctioneer, W.H. Culham, Tuesday Mar 25, 1941; City of Vaughan Archives

<sup>13</sup> McCabe. *The Story of Burlington*, 20

<sup>14</sup> Ibid., 26

The subject property was granted to Robert E. Grass in 1941, and subsequently to Mina F. Barrett the same year, with the property later granted to Douglas Banks in 1958. Nashville Stud Ltd. acquired the property in 1962.

**The property has contextual value because it is important in defining, maintaining or supporting the character of an area; and because it is physically, functionally, visually or historically linked to its surroundings.**

The subject property is located within an area that retains its rural character, within proximity to remnant and existing farmhouses/farmsteads typologies, contributing to a distinctive sense of place. The subject property also features extensive natural heritage features, and a significant milling history in being within the Humber River greenbelt, as well as open green spaces, mature trees, and treed laneway which further contributes to the historic rural character of the surrounding context.

The subject property largely includes the Humber River at its north and eastern boundaries. The Humber River was designated a Canadian Heritage River in 1999, for its notable historical use as a home and transportation route (The Toronto Carrying Place Trail) for Indigenous peoples, and is the only Heritage River situated within today's Greater Toronto Area. Located within Treaty 13 (The Toronto Purchase, 1805), the Humber River's lands and waters are the Traditional Territory of the Haudenosaunee (including the Six Nations of the Grand River), and the Huron-Wendat, and are now home to many diverse First Nations, Inuit, and Métis peoples.<sup>15</sup>

The property also has a long-standing relation to agricultural history and practices of the area, is physically linked to the former village of Burrington situated at the intersection of the tenth line and the Humber River, and historically linked with pioneering families that played an important role in the establishment of Burrington (Grahams) as well as had a significant presence in the early history of Vaughan Townships (Culhams).

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<sup>15</sup> "Humber River" Toronto and Region Conservation Authority.

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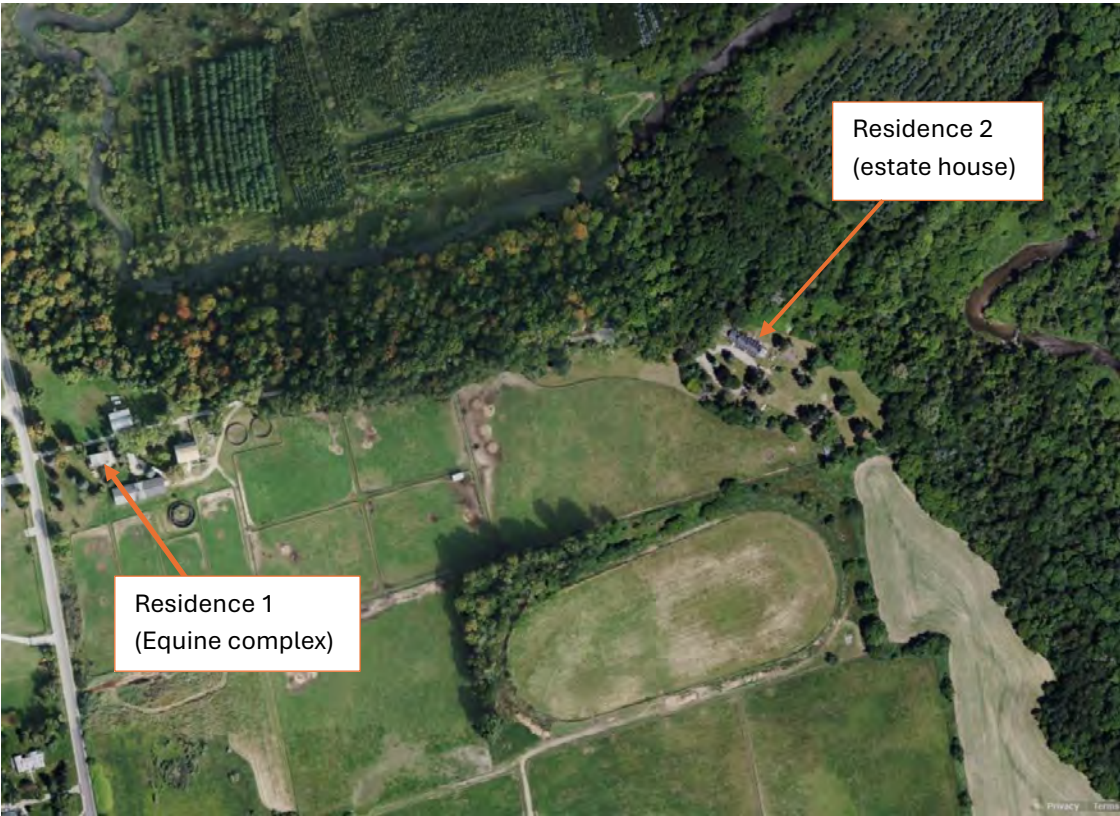
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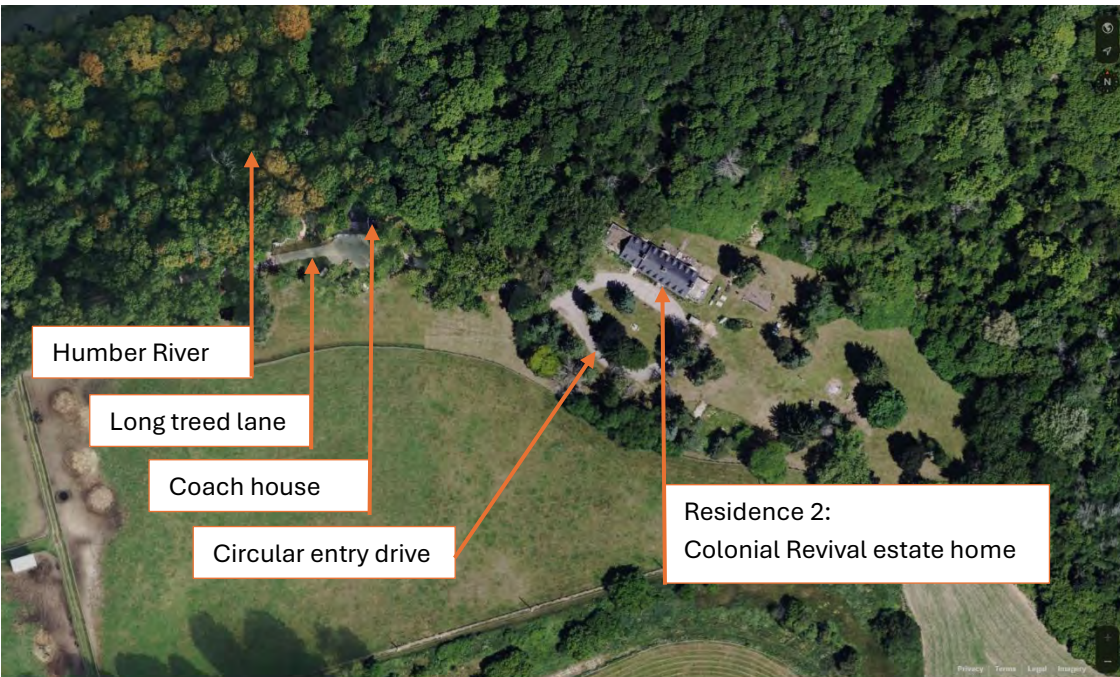
FIGURE 1: 11363 Huntington Rd, highlighted orange, Lot 30 Concession 9, 1860 Tremaine's Map



FIGURE 2: 11363 Huntington Rd, highlighted orange, Lot 30 Concession 9, 1878 Miles & Co. Atlas



**FIGURE 3:** 11363 Huntington Rd, aerial view with annotations by Cultural Heritage (Apple Maps)



**FIGURE 4:** 11363 Huntington Rd, aerial view of Residence 2 with annotations by Cultural Heritage (Apple Maps)



**FIGURE 5:** 11363 Huntington Rd, Residence 2 – Colonial Revival-style house (Cultural Heritage, 2007)



**FIGURE 6:** 11363 Huntington Rd, Residence 2 – Colonial Revival-style house (PHC, 2021)



**FIGURE 7:** 11363 Huntington Rd, Residence 2 coach house (Cultural Heritage, 2007)

**Record Number:** CHL-1

**Name:** Vitullo North



**FIGURE 8:** 11363 Huntington Rd, CHL-1 (PHC, 2021)

# Attachment 3



## Built Heritage and Cultural Heritage Landscape Evaluation, West Kleinburg Village, Block 62 West, Huntington Road, Part of Lots 27, 28, 29 & 30, Concession 9, Township of Vaughan, Now City of Vaughan, Regional Municipality of York, Ontario

Project number: 2021-025

Report Type: Revised

Report Date: 02 November 2021

### FINAL REPORT

Township of Vaughan

Proponents: Block 62 West Landowners Group c/o Malone Given Parsons

Address: 140 Renfrew Drive, Suite 201, Markham ON, L3R 6B3

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## Appendices

- Appendix A – Built Heritage Properties
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## 1. Executive Summary

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Parslow Heritage Consultancy, Inc. (PHC) was retained by the Block 62 West Landowners Group (the Group) to prepare a Built Heritage and Cultural Heritage Landscape Evaluation Report for the project area comprised of parts of Lots 27, 28, 29 and 30, Concession 9, former Vaughan Township, now City of Vaughan, Regional Municipality of York, Ontario. The Group is undertaking work in advance of a Block Plan application for a proposed residential development 'West Kleinburg Village' on the east side of Huntington Road, northwest of the historic town of Kleinburg, Ontario. The proposed development area encompasses ten separate municipal addresses containing a total of 24 individual structures. The project area contains a single property that presets as a potential cultural heritage landscape (CHL).

The purpose of this assessment is to review relevant historical documents, evaluate the potential cultural heritage value or interest, identify cultural heritage resources and assess potential impacts, and recommend mitigation options for the properties comprising the project area. In order to evaluate potential cultural heritage value or interest of each property and recommend mitigation options, provisions in the *Ontario Heritage Act* (OHA) under Regulation 9/06 and the *Planning Act* (1990) were applied.

A site visit was conducted on March 25, 2021 to document the project area, and surrounding landscape. Assessment was conducted only from public rights-of-way.

Based on the results of the built heritage and cultural heritage landscape evaluation of the Huntington Road project area, the following measures are recommended to address the identified potential heritage resources:

1. Undertake Heritage Impact Assessments of BHP-4 (Appendix A).
2. Discuss BHP-9 and BHP-10 with City of Vaughan Heritage Planning Staff to determine if/what additional work is required. Neither complex is located within the limits of proposed development.
3. Discuss the potential Cultural Heritage Landscape identified as CHL-1 (Appendix B) with the City of Vaughan to determine if/what additional work is required.
4. Develop a vibration monitoring program to be implemented during any construction activities to ensure activities do not adversely impact any other structures in the vicinity.

## 2. Personnel

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Carla Parslow, Ph.D., CAHP	Senior Cultural Resource Specialist
Christopher Lemon, B.Sc., Dip. Heritage, CAHP	Lead Cultural Heritage Specialist
Renee Hendricks M.A.	Archival Research

### Acknowledgements

Steven McIntyre	Malone Given Parsons
Nick Borcescu	Senior Heritage Planner City of Vaughan

### 3. Introduction

---

Parslow Heritage Consultancy, Inc. (PHC) was retained by the Block 62 West Landowners Group (the Group) to prepare a Built Heritage and Cultural Heritage Landscape Evaluation Report for the project area comprised of parts of Lots 27, 28, 29 and 30, Concession 9, former Vaughan Township, now Regional Municipality of York, Ontario. The Group is conducting work in advance of proposed residential development on the east side of Huntington Road, northwest of the historic town of Kleinburg, Ontario. The proposed development area encompasses ten separate municipal addresses containing a total of 24 individual structures. In addition, the project area contains two potential cultural heritage landscapes (CHL).

The purpose of this assessment is to review relevant historical documents, evaluate the potential cultural heritage value or interest, identify cultural heritage resources and assess potential impacts, and recommend mitigation options for the properties comprising the project area. In order to evaluate potential cultural heritage value or interest of each property and recommend mitigation options, provisions in the Ontario Heritage Act (OHA) under Regulation 9/06 and the Planning Act (1990) were applied.

A site visit was conducted on March 25, 2021 to document the project area, and surrounding landscape.

Documentation of the property took the form of high-resolution photographs using a Nikon D5600 DSLR camera and the collection of field notes. This assessment strategy was derived from the National Historic Parks and Sites Branch Canadian Inventory of Historic Buildings (Parks Canada, 1980), Well Preserved: The Ontario Heritage Foundation Manual on the Principles and Practice of Architectural Conservation (Fram, 2003), the Historic American Building Survey - Guide to Field Documentation (HABS, 2011) and the Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada, 2010). Assessment was conducted only from public rights-of-way (ROWs).

The project area is approximately 76 hectares (ha) in size and is confined by Huntington Road to the west, the Humber River to the north and east and existing residential development to the south.

One of the municipal properties within the project area is currently identified on the Vaughan Heritage Inventory as listed structures with CHVI. The structure at 11069 Huntington Road is listed as being constructed in the Gothic Revival architectural style and attributed as constructed in 1880.

Overall, the project area is dominated by post World War II bungalows located on oversized residential lots, agricultural fields and horse pasture.

#### 3.1 Contact Information

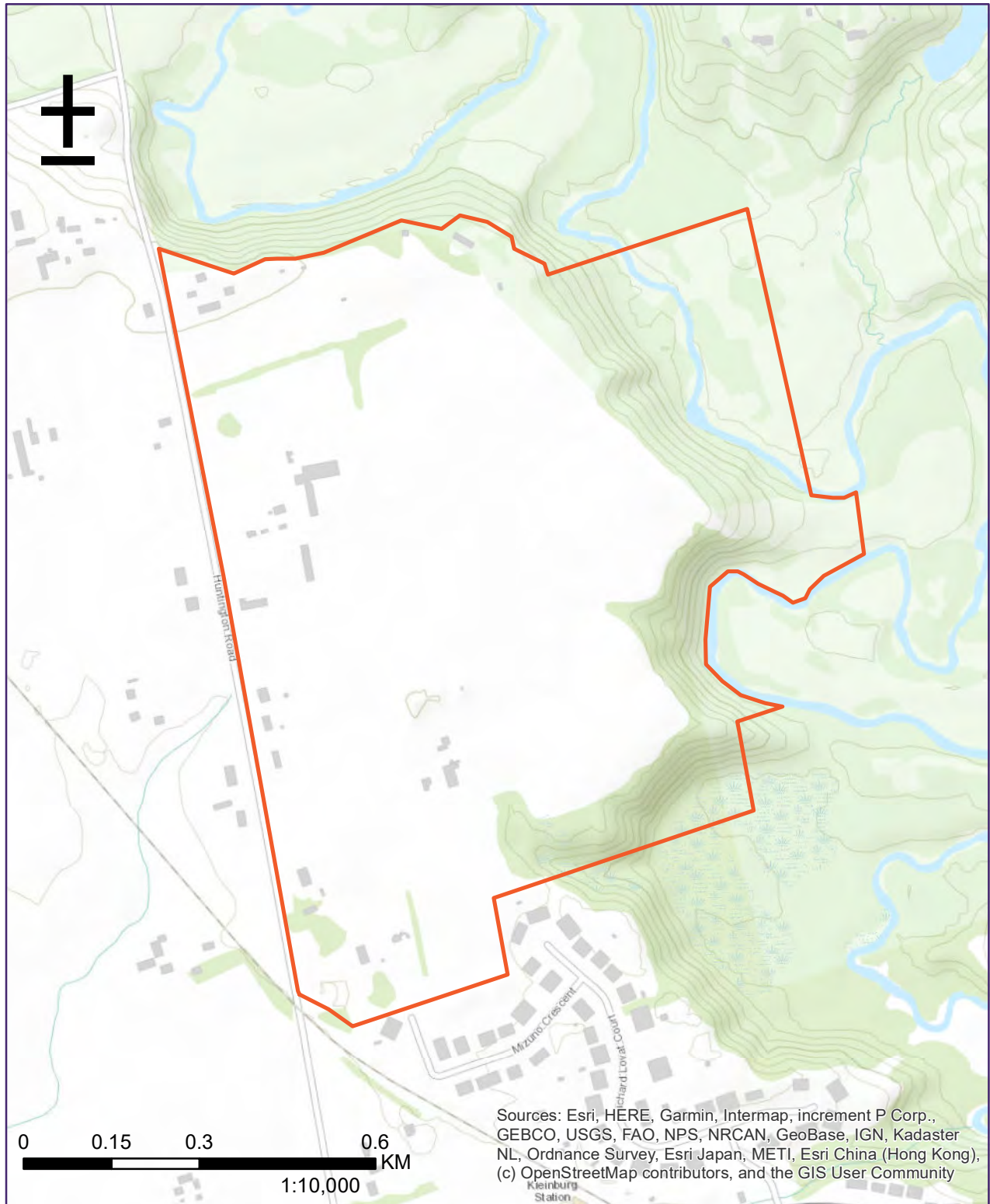
The proposed development is being undertaken as a joint ownership project; as such all questions can be directed to their consultant, Steven McIntyre, MCIP, RPP at MGP.

Built Heritage and Cultural Heritage Landscape Evaluation, West Kleinburg Village, Block 62 West, Huntington Road,  
Part of Lots 27, 28, 29 & 30, Concession 9, Township of Vaughan, Now City of Vaughan, Regional Municipality of  
York, Ontario

140 Renfrew Drive, Suite 201  
Markham Ontario  
L3R 6B3

Office: 905 513-0170  
[smcintyre@mgp.ca](mailto:smcintyre@mgp.ca)

# Figure 1 - Location of Project Area on Topographic Map



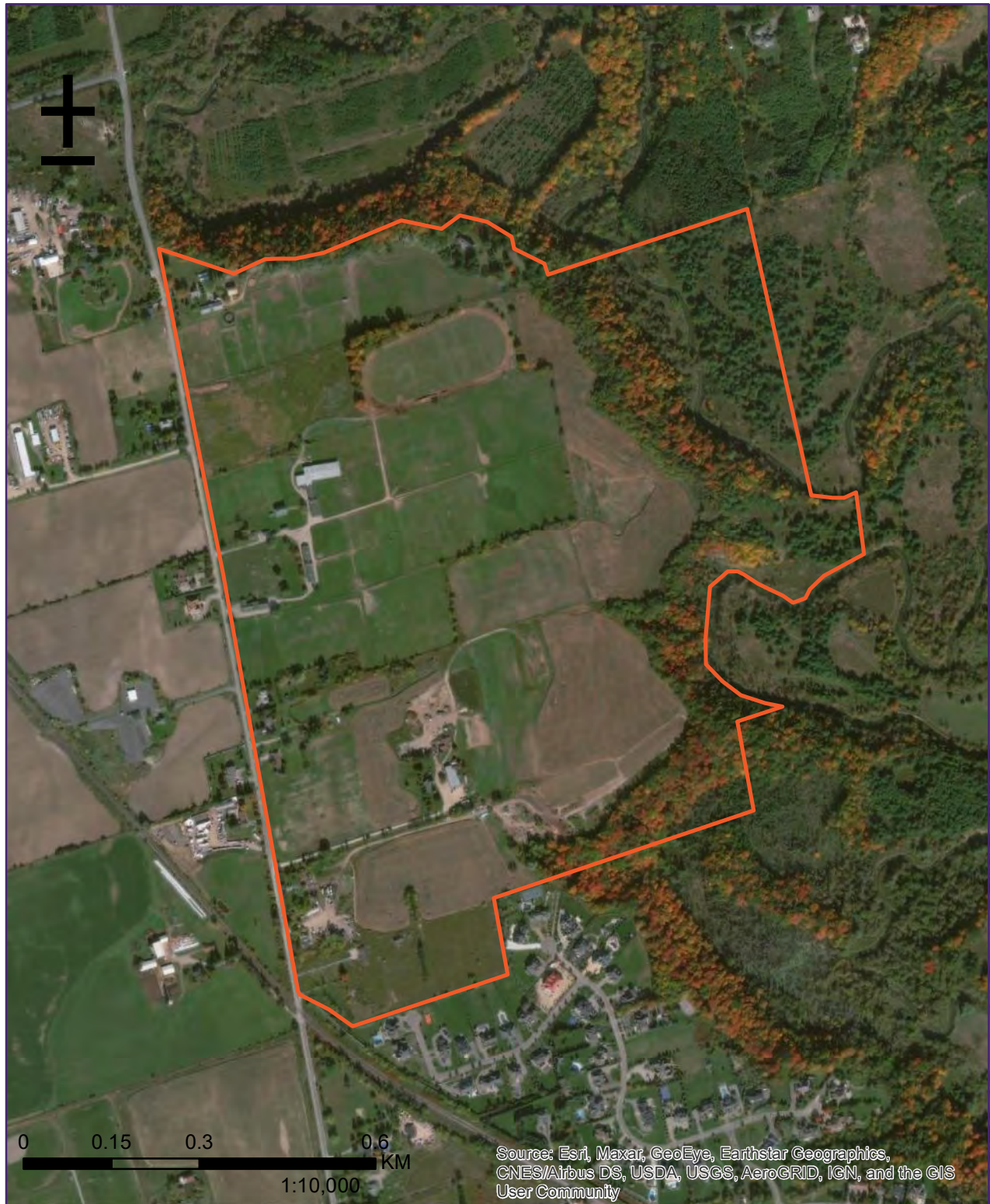
## Legend

 Block 62 West

## Cultural Heritage Impact Assessment West Kleinburg Village (Block 62 West)



# Figure 1 - Location of Project Area on Aerial Image



## Legend

 Block 62 West

## Cultural Heritage Impact Assessment West Kleinburg Village (Block 62 West)



## 4. Legislative and Policy Framework

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The following assessment reviews Provincial and Municipal legislation and policies designed to protect cultural heritage resources that may be affected by development in the City of Vaughan.

### 4.1 Provincial Legislation and Policy

#### 4.1.1 Ontario Heritage Act

The criteria for determining cultural heritage value or interest are outlined in the *Ontario Heritage Act* (OHA) under Regulation 9/06. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

2. The property has design value or physical value because it,
  - i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii) displays a high degree of craftsmanship or artistic merit, or
  - iii) demonstrates a high degree of technical or scientific achievement.
3. The property has historical value or associative value because it,
  - i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
4. The property has contextual value because it,
  - i) is important in defining, maintaining or supporting the character of an area,
  - ii) is physically, functionally, visually or historically linked to its surroundings, or
  - iii) is a landmark.

Furthermore, Part V of the Ontario Heritage Act provides for the creation of Heritage Conservation Districts (HCDs). Properties located within HCDs are defined as “significant built heritage resources” and subject to Section 42 of the *Ontario Heritage Act*, which states:

42. (1) No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so: 1) Alter, or permit the alteration of, any part of the property, other than the interior of any structure of building on the property. 2) Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure

#### 4.1.2 Planning Act

The *Planning Act* (1990) provides the legislative framework for land use planning in Ontario. Part 1, Section 2 (d) and (r) of the Act identifies matters of provincial interest.

##### Part I, Section 2

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

(e) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

#### 4.1.3 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under Section 3 of the *Planning Act*, came into effect on May 1, 2020. It applies to all planning decisions made on or after that date and replaced the PPS, 2014. The PPS provides direction for the appropriate regulation for land use and development while protecting resources of provincial interest, and the quality of the natural and built environment, which includes cultural heritage and archaeological resources. These policies are specifically addressed in Part V, Sections 1.7 and 2.6.

Section 1.7.1e of the PPS addresses long-term economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes”.

Section 2.6 of the PPS addresses the protection and conservation cultural heritage and archaeological resources in land use planning and development and requires and requires the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

## 4.2 Municipal Policy Framework

### 4.2.1 City of Vaughan Official Plan (Consolidated 2019)

The Official Plan for the City of Vaughan provides the framework for heritage conservation in the City. The following Official Plan policies are pertinent to this assessment:

6.3.2.3 It is the policy of Council to conserve Heritage Conservation Districts by approving only those alterations, additions, new developments, demolitions, removals, and public works in accordance with the respective Heritage Conservation District Plans and policies of this Plan.

6.3.2.4 It is the policy of Council that any proposed private or public development within or adjacent to a Heritage Conservation District will be designed to respect and complement the identified heritage character of the district as described in the Heritage Conservation District Plan.

### 4.2.2 City of Vaughan Guidelines for Cultural Heritage Impact Assessments

The City of Vaughan has developed a set of guidelines to be followed when undertaking a Cultural Heritage Impact Assessment (City of Vaughan, 2017). This document outlines that a CHIA should:

1. Assess and describe the significance of a heritage resource and its heritage attributes. If the building or landscape is not considered significant, a rationale is outlined in the report by the qualified heritage specialist.
2. Identify the impacts of the proposed development or alteration on the heritage resource.
3. Recommended a conservation approach to best conserve the heritage resource and to avoid or mitigate negative impacts to the heritage resource within the context of the proposed development.

The City of Vaughan Guidelines for CHIAs were used to guide the evaluations undertaken herein.

## 5. Historic Research

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### 5.1.1 York County

In the earliest days of Euro-Canadian settlement of North America, the project area (as well as the entire Townships of East Gwillimbury, Georgina, King, Markham, Vaughan, and Whitchurch) was part of the Montreal District of the Province of Quebec. In 1788 the Montreal District was divided into four districts: Lunenburg, Mechlenberg, Nassau and Hesse, with the aforementioned townships being found within the Nassau District. Following the division of Quebec into Upper Canada (Ontario) and Lower Canada (Quebec) in 1791, the names of the districts were changed to Eastern, Midland, Home and Western, respectively. The project area, which is within the Township of Vaughan, fell within Home District.

As the population of Upper Canada grew the districts were further divided into counties, with the townships becoming part of York County in October of 1792 (Smith 1846). Additional counties were created through the years, and by 1838, the Township of Vaughan was situated within the first riding of York County. In 1850, the Municipal Council of York County was formed comprising Reeves and Deputy-Reeves of the different townships, including Vaughan (Miles and Co. 1878:11).

### 5.1.2 Vaughan Township

The Township of Vaughan was created in 1792 when Governor John Graves Simcoe divided Upper Canada into administrative units. The first European settlers to arrive in the area were of German descent emigrating to Canada from Pennsylvania. Initial settlement of the area was relatively slow until the end of the war of 1812 when large numbers of British migrants arrived in the area. By 1840 most of the land in the Township of Vaughan was settled and subject to cultivation. The Township experienced a second population boom between 1945 and 1960 coinciding with the end of World War II.



Image 1: Portion of 1851 Patent Plan for the Township of Vaughan, red outline indicates approximate project area, purple arrow indicates north.

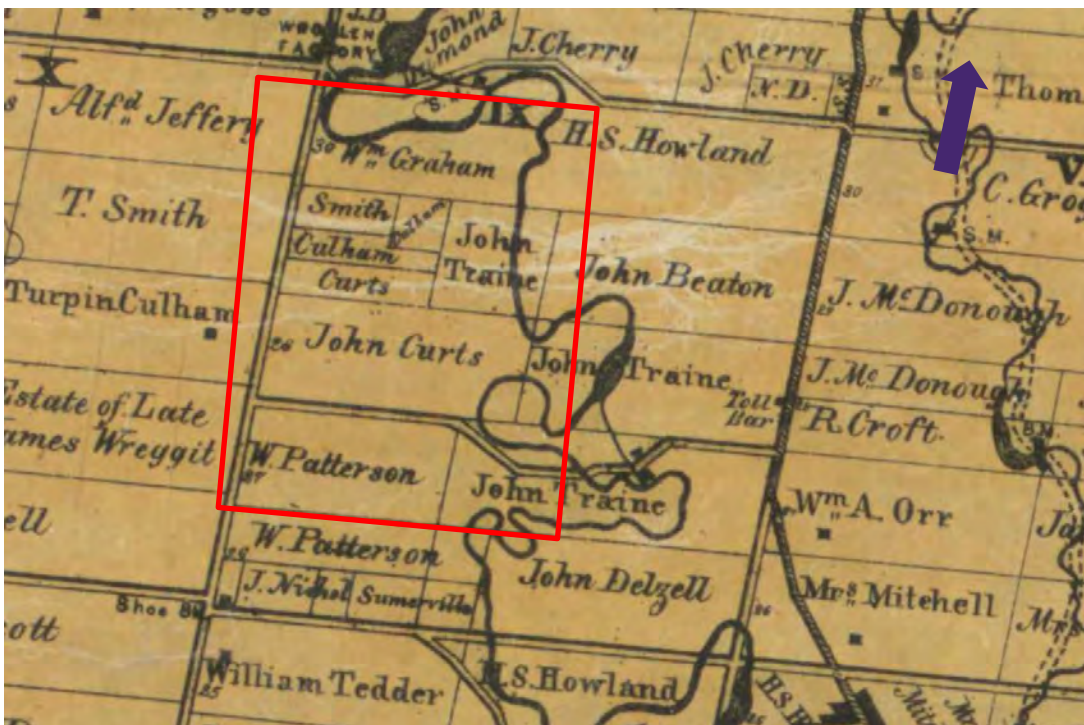


Image 2: Portion of 1860 Tremaine's Map of York Canada West, red outline indicates approximate project area, purple arrow indicated north.

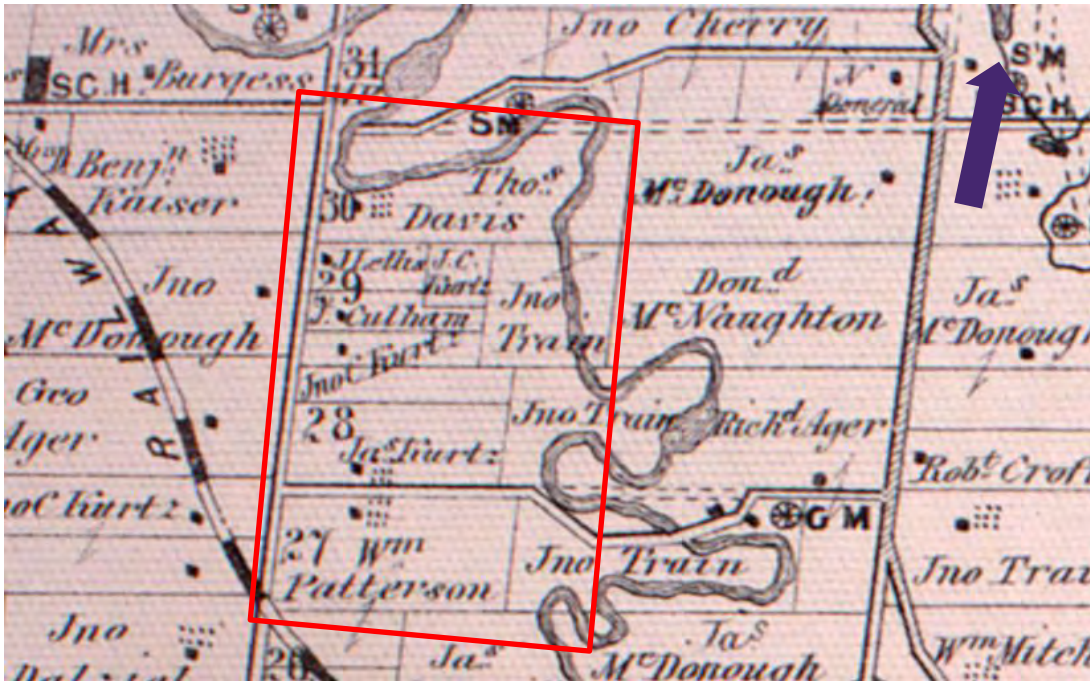


Image 3: Portion of the 1877 historic atlas map of Vaughan Township, red outline indicates approximate project area, purple arrow indicated north.

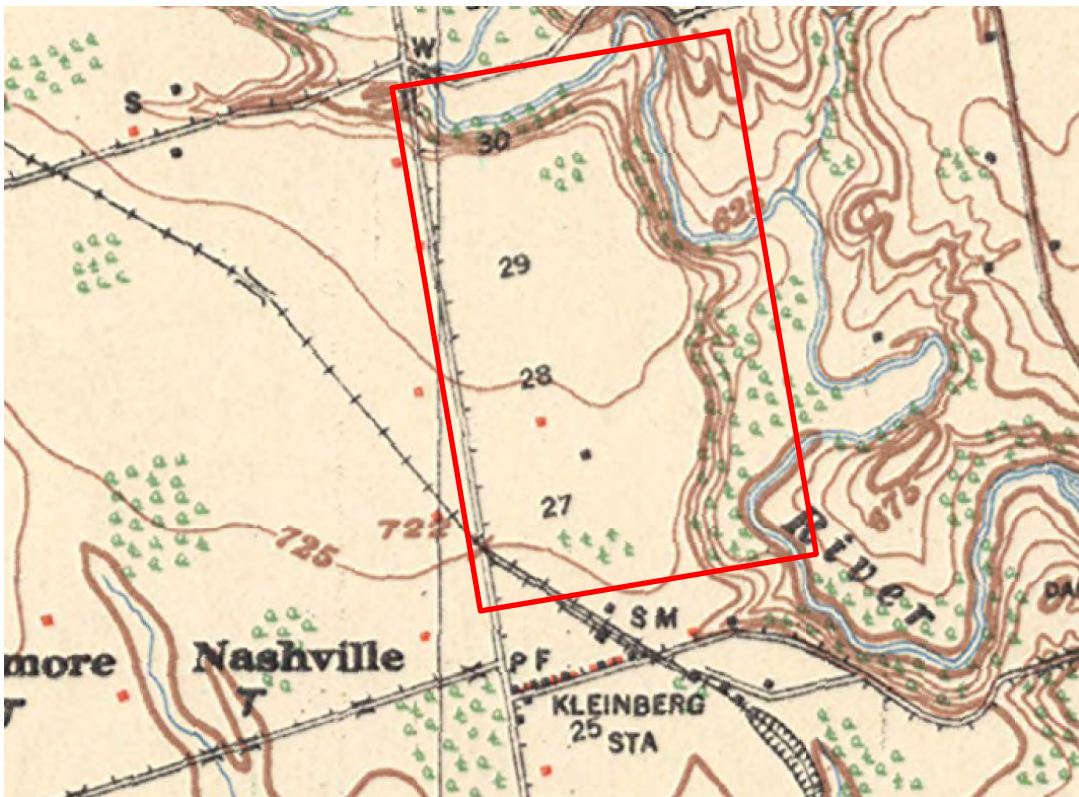


Image 4: Portion of 1914 Topographic map of project area, red outline indicates approximate project area.



Image 5: Portion of 1954 aerial image of project area. Red outline indicates approximate limits of project area



Image 6: 2018 Google Earth image of project Area.

## 6. Project Overview

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Vaughan's requirement for a Block Plan application for large areas of land designated for development in the City's Official Plan generally requires developers and owners within the concession block to form a group to share the cost of the comprehensive studies required by the City. Owners within the Block 62 West Landowners Group include: Vitullo North, Vitullo South, Nashville Properties Inc., ARGO Kleinburg Limited, and Royal Pine. The Block 62 West or Kleinburg Village is proposing to undertake a residential development, to be called 'West Kleinburg Village', of the lands bounded by Huntington Road, the Canadian Pacific rail line and the Humber River Greenbelt. The proposed development is projected to contain 38.12 ha of residential development, 16.81 ha of public roads, 4.86 ha devoted to school use, 2.20 ha of stormwater management, and 0.22 ha of walkways and public lands for a total development size of 65.65 ha (Appendix C). At the current time Block 62 West is in the concept stage and is currently undertaking background studies in support of a Block Plan application.

### 6.1 Methodology

The Built Heritage and Cultural Heritage Landscapes Evaluation was undertaken in accordance with *Ontario Regulation 9/06* under the OHA and the guidelines presented by the MHSTCI *Ontario Heritage Tool Kit* (MHSTCI,2017).

The following tasks were undertaken to assess the built heritage and cultural heritage resources of the project area and adjacent properties:

- ▶ Review of the City of Vaughan Heritage Register to determine if listed or designated built heritage properties were currently located in or adjacent to the project area
- ▶ Review of the physical setting
- ▶ Review of available historical sources depicting the project area
- ▶ Field survey of the project area to document built heritage and cultural heritage resources as visible from public ROWs.
- ▶ Evaluation of identified properties against *Ontario Regulation 9/06*
- ▶ Evaluation of potential CHLs against accepted criteria as set forth by UNESCO World Heritage (UNESCO, 2021).

## 7. Cultural Heritage Evaluation

Built structures within the project area are referenced as Built Heritage Properties (BHPs). Appendix A provides a listing of the BHPs. Appendix B provides a listing of possible CHLs. Appendix D provides mapping illustrating the locations of BHPs, CHLs, and adjacent heritage properties.

### 7.1 Lot 27, Concession 9

Lot 27 comprised the southern end of the proposed development area and accounts for approximately 12.5 ha. of the overall project area. Three distinct municipal property numbers are situated within Lot 27: 10983, 11023, and 11035.

#### 7.1.1 10983 Huntington Road (BHP-1)

Two structures are associated with this address: a residence and an outbuilding. The residence is constructed in the raised ranch architectural style displaying a five-bay façade with medium pitch hip roof. The house is clad in textured brown brick and features an integrated two-car garage on the north side of the home. Land records indicate the home was constructed c.1980 and was first occupied by Luigi and Giovanna Basso. The outbuilding is of Concrete Masonry Unit (CMU) construction with gambrel roof. Neither the residence or the outbuilding displays any CHVI.

#### 7.1.2 11023 Huntington Road (BHP-2)

One structure is associated with this address, a modern steel utility building commonly referred to as a Quonset hut. The building is of modern construction and displays no CHVI. The structure is associated with the 2 ha. parcel of land identified as 11035 Huntington Road.

#### 7.1.3 11035 Huntington Road (BHP-3)

Once structure is associated with this address, a ranch-style residence. The house displays a three-bay design with medium pitch hipped roof. The house is clad in textured brown brick and features an integrated two-car garage on the south side. Land records indicate the home was constructed c.1953 and was first occupied by Albert and Dorothy Rabjohn. The residence and property do not display any CHVI.

**Table 1: Land transaction rescopes pertaining to Lot 27, Concession 9**

Inst.	Date	Grantor	Grantee	Comment
----	April 1821	The Crown	William Manson Jarvis	All 200 acres
24141	February 1845	William M. Jarvis and wife	William Patterson	Bargain and Sell, W ½ 100 acres
26417	January 1846	William B. Jarvis	William Patterson	Deed Poll, W ½ 100 acres
43212	June 1846	William Patterson and wife	Christopher Train	Bargain and Sell, 20 acres east end W ½
43213	February 1852	Christopher Train	George Brook	Mortgage, 20 acres east end W ½ in 43212
43867	April 1852	George Brook	Christopher Train	Discharge of Mortgage in 43213
71238	January 1858	George Hall and wife	John Train et al.	Indenture, 20 acres east end W ½ (plus E 1/2)

Built Heritage and Cultural Heritage Landscape Evaluation, West Kleinburg Village, Block 62 West, Huntington Road,  
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York, Ontario

83005	September 1861	Elizabeth Train	John Train et al	Indenture, 20 acres east end W ½ (plus E ½)
87125	April 1864	Amos Train	William Train	Bargain and Sell, 20 acres east end W ½ (plus E ½)
528	April 1870	William Paterson and wife	Toronto, Grey, & Bruce Railway	Grant, Part W ½ 1 61/100 acres
534	March 1870	William Train and wife	Robert Croft	Mortgage, 20 acres east end W ½ (plus E 1/2)
1759	January 1875	Robert Croft	William Train	Discharge of Mortgage in 534
7164	October 1901	Mary Jane Patterson, administrator William Patterson	Archibald Patterson	Grant, W ½ except 20 acres east end
7630	March 1904	<b>John W. and Fanny Train</b>	Belinda Wallace	Mortgage, W ½ not in full ( <i>I believe in is likely for 20 acres east half of west half, no longer recording</i> )
8469	--- 1907	Archibald & Alice Patterson, Mary J. Patterson	Toronto, Grey, & Bruce Railway	Grant, Part in al 3.1 acres, W ½
13822	September 1924	Archibald & Alice Patterson	William Merriman	Grant Part in al
14147	September 1925	William & Susan Merriman	John L. Kersey	Mortgage, part in al (not in full)
14779	March 1927	Archibald Patterson	Emrys W. Irwin	Grant, W ½ ex east 20 acres, subject to life tenancy of Grantor
14780	June 1927 (orig. 1901)	Mary J. Patterson (administratrix Wm. Patterson), Ellen Johnston, Rebecca Irwin, Mary J. Patterson, Isabella Patterson, Annie Patterson, Wilhelmina Wiley, Jessie Patterson, Robert Croft	Archibald Patterson	Agreement and Grant, as show in 14779 subject to conditions
17095	September 1935	Mary L. Pancott	William Merriman	Mortgage, same as 17096, not in full
17096	September 1935	William & Rubena Merriman	Mary L. Pancott	Grant, part in al (see 13822)
18228	July 1939	Alfred G. Brown by atty David R. Currie	Mary L. Pancott	Discharge of Mortgage, 17095
18698	October 1937	John L. Kersey	William Merriman	Discharge of Mortgage, 14147
18834	March 1941	Emrys & Ella Irwin	Harold L. Pfaff	Grant, W ½ except east 20 acres in al
23053	April 1947	Township of Vaughan	-----	By-Law, all in al re: urban areas
23120	April 1948	Mary L. Pancott	Clifford P. Jenkins, Stanley B. Young	Grant, pt in al 10 acres lying SW of CPR line
23121	April 1948	Clifford P. & Enid Jenkins, Stanley B. & Mary Young	Charles M. Ricketts	Mortgage as in 23120, not in full
23122	April 1948	Clifford P. & Enid Jenkins, Stanley B. & Mary Young	Mary L. Pancott	Mortgage (R), same as in 23120, not in full
23248	May 1948	Mary L. Pancott	Clifford P. Jenkins, Stanley B. Young	Discharge of Mortgage (R), as in 23122

Built Heritage and Cultural Heritage Landscape Evaluation, West Kleinburg Village, Block 62 West, Huntington Road, Part of Lots 27, 28, 29 & 30, Concession 9, Township of Vaughan, Now City of Vaughan, Regional Municipality of York, Ontario

23514	July 1948	Stanley B. & Mary Young	Clifford P. Jenkins	Grant, pt in al 10 acres lying SW of CPR line
23515	July 1948	Clifford P. & Enid Jenkins	Stanley B. Young	Mortgage (E), as in 23120, not in full
24657	August 1949	Stanley B. Young	Clifford P. Jenkins	Discharge of Mortgage, in 23515
25325	March 1950	Harold L. & Vera Pfaff	Cyril Price	Grant, W ½ except east 20 acres
25326	March 1950	Cyril & Katherine Price	Charles F Mavety	Mortgage (J), W ½ except east 20 acres
25327	March 1950	Cyril Price	Charles F. Mavety	Grant, way for saddle horses over N 15' W ½
25442	May 1950	Charles F. Mavety	Wilfred J. Farr	Assignment of Mortgage (J), W ½ except for east 20 acres, not in full
26915	May 1951	Clifford P. & Enid Jenkins	Stanley Jones	Grant, part in al 5 ac
30478	October 1953	Township of Vaughan	-----	By-Law: subdivision control (all in al)
30575	October 1953	Cyril & Katherine Price	William H. Hooper	Grant, part in W limit 66' from NE limit of CPR
30576	November 1953	Wilfred J. Farr	Cyril Price	Partial Discharge of Mortgage (J), in 30575
30577	November 1953	William H. Hooper	Cyril Price	Mortgage, in 30575
31981	August 1954	Stanley & Lillian B. Jones	Albert L. & Dorothy M. Rabjohn, joint tenants	Grant, as in 26915 part in al 5 ac
33479	April 1955	Cyril S. & Katherine Price	John D. and & Elsie M. Seed, joint tenants	Mortgage, part in al, not in full
33515	March 1955	Wilfred H. Farr	Cyril Price	Discharge of Mortgage (J), in 25326
35460	September 1954	Township of Vaughan	-----	By-Law: subdivision control (all in al)
38252	September 1956	Treasurer of Ontario	John D. Seed	Certificate, same as in 35479 (sic, 33479)
40341	July 1958	William H. Hooper	Maud Westcott	Mortgage, as in 30575
40376	July 1958	Cyril Price	William H. Hooper	Discharge of Mortgage, in 30577
40517	August 1958	Elsie M. Seed	Cyril Price	Discharge of Mortgage, in 33479
41186	December 1958	Cyril & Katherine Price	George Mizuno	Grant, part 41 acres in al
41187	July 1958	George and Kimyo Misuno	Cyril Price	Mortgage, in 41186
43573	October 1959	Cyril & Katherine Price	Charles H. C. Peters	Mortgage, part 34 acres @ NW angle
44604	April 1960	Cyril Price & Joseph Sant	Peter Holm (Claimant)	Mortgage Lien (WR), part 34 acres @ NW angle
44999	June 1960	Supreme Court of Ontario	Peter Holm (Plaintiff) Joseph Sant & Cyril Price (Defendant)	Certificate (WR), in 44604

Built Heritage and Cultural Heritage Landscape Evaluation, West Kleinburg Village, Block 62 West, Huntington Road,  
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York, Ontario

45509	May 1960	Supreme Court of Ontario	Peter Holm (Plaintiff) Joseph Sant & Cyril Price (Defendant)	Certificate (WR)/Discharge of Mortgage Lien & Action in 44604, certificate in 44999
48182	December 1961	Charles M. Ricketts, exec. of Charles M. Ricketts	Clifford P. Jenkins & Stanley B. Young	Discharge of Mortgage, in 23121
62032	September 1962	Treasurer of Ontario	Charles H. C. Peters	Certificate, in 43573
51302	August 1963	Reta A. & Charles H.C. Peters, exers Charles H.C. Peters	Reta Peters	Assignment of Mortgage, in 43573
51459	September 1963	Maud Westcott	William H. Hooper	Discharge of Mortgage, in 40341
73872	September 1965	Treasurer of Ontario	Dorothy M Rabjohn	Certificate, in 31981
56028	September 1965	Albert L. Rabjohn, + Consent Dominion of Canada	Harry Lastchuck & John Lastchuck (Nashville Sod Co)	Grant, in 26915
56029	June 1965	Harry Lastchuck, John Lastchuck (Nashville Sod Company)	Albert L. Rabjohn	Mortgage, in 26915
58024	June 1966	Harry Lastchuck & John Lastchuck (Nashville Sod Co.)	Bruce E. & Audrey M. Colton, joint tenants	Grant, part in al 5 acres in E limit
58137	July 1966	Albert L. Rabjohn	Harry Lastchuck & John Lastchuck	Discharge of Mortgage, in 56029
61097	November 1967	Reta A. Peters	Cyril Price	Discharge of Mortgage, in 43573
63890	February 1969	Cyril Price	George Mizuno	Discharge of Mortgage, in 41187
64858	July 1969	Cyril & Katherine Price	Superior Pipeline Contractors Ltd., Stanley W. Echersley, Adenas Realty Ltd.	Grant, part 33.257 acres at NW limit
64859	July 1969	Superior Pipeline Contractors Ltd., Stanley W. Echersley, Adenas Realty Ltd.	Cyril & Katherine Price, joint tenants	Mortgage, in 64858
65463	October 1969	Bruce & Audrey Colton	Martha S. Plunkett	Mortgage, in 58024
65975	November 1969	Superior Pipeline Contractors Ltd.	Gordon Eckersley (as trustee)	Grant, in 64858
67837	January 1970	Gordon Eckersley (trustee), Stanley W. Eckersley & Adenac Realty Ltd	Township of Vaughan	Grant, part at NW limit
68878	August 1971	Gordon Eckersley (trustee), Stanley W. Eckersley & Adenac Realty Ltd	Antonio & Maria Gallicchio, joint tenants	Grant, part @ NW limit
68879	August 1971	Cyril & Katherine Price	Gordon Eckersley (trustee), Stanley W. Eckersley & Adenac Realty Ltd	Partial Discharge of Mortgage, in 68878, 69859

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68880	August 1971	Antonio & Maria Gallicchio, Gordon & Stanley Eckersley + Adenac Realty Ltd (Guarantors)	Cyril & Katherine Price on joint account	Mortgage, in 68878
71274	August 1972	George & Kimyo Mizuno	George & Kimyo Mizuno, joint tenants	Grant, same in 41186
76789	December 1975	Cyril & Katherine Price	Antonio & Maria Gallicchio	Discharge of Mortgage, in 68880
84402	October 1979	Martha S. Plunkett	Bruce & Audrey Colton	Discharge of Mortgage, in 65463
85532	August 1980	Hilda P. Irwin & Anne P. Scott, execrs William H. Hooper	Luigi & Giovanna Basso, joint tenants	Grant, same as in 30575 (part in W limit 66' from NE limit of CPR)
85533	August 1980	Luigi & Giovanna Basso	Heidi P. Irwin (1/2 interest), Ann P. Scott (1/4 interest), Deborah E. Irwin (1/4 interest)	Mortgage, same as in 30575
83817	September 1989	Cyril & Katherine Price	Superior Pipeline Contractors Ltd., Stanley Wright, Adenac Realty Ltd.	Discharge of Mortgage, in 64859
456898	November 1988	George and Kimiyo Mizuno (vendors)	Salvatore Carafano	Notice agreement purchase and sale, part lot com 66' N on W limit as in 71274
492412	December 1988	Savatore Carafano	George and Kimiyo Mizuno	Renewal of Notice agreement P&S, No. 456898
527230	November 1989	George & Kimyo Mizuno (Vendors)	Savatore Carafano	Notice, renewal of notice 456898
555717	November 1990	Salvatore Carafano	George & Kimyo Mizuno	Notice, renewal agreement of purchase and sale part lot in 71274
557212		George & Kimiyo Mizuno	Salvatore Carafano	Notice, part lot comm N 66' from NE limit CPR lands in 71274
582017	November 1991	George & Kimiyo Mizuno	Salvatore Carafano	Notice, part lot as in 71274 renewal notice of purchase and sale
584531	December 1991	George & Kimiyo Mizuno	Salvatore Carafano	Notice, renewal of notice agreement purchase & sell in 456898
609546	December 1992	George & Kimiyo Mizuno	Salvatore Carafano	Notice, renewal agreement of purchas and sale part lot in 71274
627969	October 1993	George & Kimiyo Mizuno	1047364 Ontario Ltd	Transfer, part lot as in 71274
627970	October 1993	1047364 Ontario Ltd	George & Kimiyo Mizuno	Charge, part lot as in 71274
647705	September 1994	Antonio & Maria Gallicchio	Maria Gallicchio	Transfer, part lot as in 68878
647706	September 1994	Maria Gallicchio	Royal Bank of Canada	Charge, part lot as in 68878

662046	July 1995	1047364 Ontario Lrd	George & Kimiyo Mizuno	Agreement, amending charge 627970
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## 7.2 Lot 28, Concession 9

Lot 28 comprises part of the central portion of the proposed development area and accounts for approximately 31 ha of the overall project area. Four distinct municipal property numbers are situated within Lot 28: 11069, 11075, 11091, and 11131.

### 7.2.1 11069 Huntington Road (BHP-4)

Contains a single two-storey residential structure constructed in the Gothic Revival architectural style and the remains of a timber frame barn. The property is currently listed on the City of Vaughan's Heritage Inventory and is attributed a constructed date of c.1880 (COV, nd). A December 2009 document composed for the Kleinburg-Nashville Focus Area Study background report (COV, 2009) indicates that the interior and exterior of the home have been extensively modified and the associated timber frame barn was documented to have collapsed. The structure is most likely associated with the Kurtz family

Given the inclusion of the property on the City of Vaughan's heritage register, the property should be subject to a Heritage Impact Assessment.

### 7.2.2 11075 Huntington Road (BHP-5)

One structure is associated with this address, a ranch-style residence. The house displays a four-bay design with medium pitch gable roof. The house is clad in grey stone and features an attached two car garage on the north side. House presents as c.1960. The residence and property do not display any CHVI.

### 7.2.3 11091 Huntington Road (BHP-6)

One structure is associated with this address, a ranch-style residence. The house displays a four-bay design with medium pitch hip roof. The house is clad in grey brick and features an attached two car garage on the south side. Land records indicate the home was constructed c.1950 and was first occupied by Roy and Jenny Hillard. The residence and property do not display any CHVI. BHP-6 exhibits a striking resemblance to BHP-7.

### 7.2.4 11131 Huntington Road (BHP-7)

One structure is associated with this address, a ranch-style residence. The house displays a four-bay design with medium pitch hip roof. The house is clad in grey brick and features an attached two car garage on the south side. Land records indicate the home was constructed c.1953 and was first occupied by James and Orma Maw. The residence and property do not display any CHVI. BHP-7 exhibits a striking resemblance to BHP-6.

**Table 2: Land transaction records pertaining to Lot 28 Concession 9**

Inst.	Date	Grantor	Grantee	Comment
-----	June 1861	The Crown	John C. Kurtz	100 acres West ½
43784	March 1852	Chris Train and wife	John Brown	Mortgage

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79646	April 1860	John Brown	Chris Train	Discharge of Mortgage
82281	April 1861	John C. Kurtz	Alex Woodward	Mortgage, 100 acres
83197	October 1861	Alex Woodward	John L. Blaikie	Mortgage, 100 acres
83253	November 1861	John L. Blaikie et al.	Georgina L. Jones	Assignment of Mortgage, 100 acres
87642	December 1864	John C. Kurtz	William Train	Bargain and Sell, 7 acres 3 rods 11 perches
89569	October 1866	Charles B & Georgina S. Jones	John C. Kurtz	Discharge of Mortgage, 100 acres in 82281
509	March 1870	William Train and wife	John Train	Grant, part NE corner ¼ acre & way
990	October 1871	William Train and wife	John Train	Grant, part 7 acres 3 r 11 p in al
1629	October 1871	John C. Kurtz	James J. Kurtz	Grant, all ex parts
3813	July 1883	John Train and wife	James J. Kurtz	Grant, part NE corner ¼ acre & way
3814	July 1883	James J. Kurtz	John Train	Mortgage, part NE corner ¼ acre in al
3898	January 1884	John Train and wife	Richard Agar	Assignment of Mortgage, part NE corner ¼ acre & way
4089	January 1885	Richard Agar	James J. Kurtz	Discharge of Mortgage, part NE corner ¼ acre & way, in al
7467	April 1903	Rachel Train	John W. Train & Robert J. Train	Release, part in al
7483	March 1903	Edwin L. Train	Robert J. Train	Legacy, part in al
7484	January 1901	John Train	Robert James Train	Will, part in al subject to payment
7649	June 1903	Thomas Hy Train & Robert James Train	George E. Train	Assignment & Declaration, part in al
8085	April 1906	Chester Kurtz, William Charles Kurtz, Albert Charles Kurtz, Alamina Kurtz, Rosetta Amelia Kurtz	Edwin James Kurtz	Quit Claim, part 13 acres
8219	February 1907	Edwin J. & Mary A. Kurtz, Sarah Kurtz	Richard Agar	Grant, part in al
11304	October 1917	William Kurtz (administrator of James J. Kurtz), Victoria Beasley, William C. Kurtz, Albert Kurtz, Chester Kurtz, Edwin J. Kurtz, Almina Kurtz, Rosetta A. Kurtz, John D. Bird, George A. Blackwell, Lillian Segworth, Maude McKee, Robert J. Blackwell	Emrys W. Irwin	Grant, all except 7 acres of SE corner, 13 acres @ NW corner, ¼ acre @ NE corner

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11506	January 1919	Robert J. & Esther E. Train	George A. Brown	Grant, water privileges & parts 7 acres 3 roods 11 perches + water privileges
11971	February 1920	George A. & Laura J. Brown	Daniel Doneral	Grant, same as in 11506, grantee does not sign
13344	March 1923	William A.L. & Winifred Agar	Daniel Doneral	Mortgage, parts 7 acres 3 roods 11 perches in al (not in full)
13345	March 1923	Daniel & Elizabeth Doneral	William A.L. Agar	Grant, parts 7 acres 3 roods 11 perches in al (subject to vendor lien)
16621	October 1933	William A.L. & Winifred Agar	Daniel Doneral	Quit claim, 7 acres 3 roods 11 perches in al
16622	October 1933	Levi & Charles Elliott	William A.L. Agar	Partial discharge of mortgage, parts 7 acres 3 roods 11 perches in al
16637	November 1933	Levi & Charles Elliott	William A.L. Agar	Partial discharge of mortgage, parts 7 acres 3 roods 11 perches in al
16638	October 1933	William A.L. & Winifred Agar	Daniel Doneral	Quit claim, part 7 acres 3 roods 11 perches in al
16639	November 1933	Charles F. Mavety	Daniel Doneral	Mortgage, as in 16638
16640	November 1933	Daniel & Elizabeth Doneral	Charles F. Mavety	Grant, parts 7 acres 3 roods 11 perches in al
17543	April 1937	Charles Mavety	Circle M Ranch Ltd	5 year lease, parts 7 acres 3 roods 11 perches in al
17744	January 1938	Daniel Doneral	Charles F. Mavety	Discharge of Mortgage (E), in 16639
15553	April 1935	Richard T. Agar	William J. & Charles T. Agar	Will, part in al (S to legacies)
18411	February 1940	William J. Agar & Charles T. Agar, executors of Richard T. Agar + Consent Treasurer of Ontario	William J. Agar & Charles T. Agar	Grant, W 78 roods 5 lks of N 29 roods 2 ½ lk in al
18415	January 1940	William J. & Agnes Agar, Charles T. Agar	Canadian Farm Loan Board	Mortgage (E), as in 18411
18440	February 1940	Laura J. Agar & Annie M. Maw, Ella Fielder, Gordon E. Agar	William J. & Charles T. Agar	Release of Legacy, W 78 roods 5 lks of N 29 roods 2 ½ lk in al
23053	August 1947	Township of Vaughan	-----	By-Law, all in all re: urban area
24009	November 1945	Emrys W. & Rosella Irwin	George Irwin	Grant, pt in al comg @ SW angle then N
24123	March 1949	Charles F. Mavety	Wilfred J. Farr	Mortgage (E), 7 acres 3 roods 11 perches (1), Comg @ NE angle then W (2)
24384	June 1949	George & Mildred H. Irwin	Mildred H. Irwin	Grant, same as in 24009

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25293	February 1950	William J. & Mary A. Agar	Charles T. Agar	Grant, N 29 rods 1 ½ of W 78 rods 5 lk in al
25327	March 1950	Charles F. Mavety	Cyril Price	Grant, way re: underground pipeline in al
25369	April 1950	Canadian Farm Loan Board	William J. & Charles T. Agar	Discharge of mortgage (E), in 18415
25838	August 1950	Wilfred J. Farr	Charles F. Mavety	Discharge of mortgage (E), as in 24123
26530	February 1951	Mildred H. Irwin	Nick & Julia Lostchuck, joint tenants	Grant, same as in 24009
30050	August 1953	Treasurer of Ontario	Charles F. Mavety	Certificate, as in 16640
30478	October 1953	Township of Vaughan	-----	By-Law re: subdivision control, all in al
30963	January 1954	Charles T. & Bessie I. Agar	James W. Maw	Grant, part comg 882' from SW angle
31531	March 1954	Nick & Julia Lostchuck	Roy & Jenny Hillard	Grant, part comg N limit 742' E from SW
35066	November 1955	Charles T. & Bessie I. Agar	Canadian Farm Loan Board	Mortgage, 29 rods 2 ½ lks of W 78 rods 5 lks
35460	September 1954	Township of Vaughan	-----	By-Law re: subdivision control, all in al
37650	February 1957	Norma Mavety	Laverne Yerex	Mortgage, parts 7 acres 3 rods 11 perches in al: part comg @ SE angle of W ½ (1), part comg at NE angle of W ½ (2)
38286	October 1955	Oscar R. Hanson & William J. Ward, executors Charles F. Mavety	Norma Mavety	Grant, same as 16621 (7 acres 3 rods 11 perches)
39504	December 1957	Laverne Yerex	Norma Mavety	Discharge of mortgage, in 37650
39505	February 1958	Supreme Court of Ontario	Charles F. Mavety Estate	Certificate, as in 38286
39507	November 1957	Norma Mavety, Charles F. Mavety, Norma J. Mavety	Markham Developments, Ltd	Grant, as in 38286
39508	December 1957	Markham Developments, Ltd	Accountants of Supreme Court of Ontario	Mortgage, as in 38286
43047	September 1959	Charles T. & Bessie I. Agar	Douglas Banks	Grant, W 78 rods 5 lk of N 29 rods 2 ½ lk
43236	September 1959	Canadian Farm Loan Board	Charles T. Agar	Discharge of mortgage, as in 35066
44065	December 1959	Douglas & Alice M. Banks	Nashville Stud Ltd.	Grant, part comg at NW angle
44108	January 1960	Nashville Stud Ltd.	Douglas Banks	Mortgage, as in 44065
45090	May 1960	Markham Developments	Toronto International Film Studios, Ltd	Grant, as in 38286

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57552	November 1961	Treasurer of Ontario	Estate of Nick Lostchuck	Certificate, as in 26530
48905	May 1962	Toronto International Film Studios Ltd & Alcan Productions	Jack Bryan viz: Central Lumber & Woodwork (Claimant)	Mechanic's lien (C), as in 38283
49038	June 1962	Nashville Stud Ltd	Douglas Banks (Trustee)	Bond mortgage, as in 44065 in al
49044	June 1962	Douglas Banks	Nashville Stud Ltd	Discharge of mortgage, in 44108
49184	June 1962	Supreme Court of Ontario	Jack Bryan viz: Central Lumber and Woodwork (Plaintiff); Toronto International Film Studio Ltd + AmCan Productions (Def.)	Certificate (C)/Action on mechanic's lien, as in 45090
49610	August 1961	Julia Lostchuck, executrix Nick Lostchuck	John Lostchuck	Grant, part comg @ SW angle then N
50214	January 1963	Supreme Court of Ontario	Jack Bryan viz: Central Lumber and Woodwork (Plaintiff); Toronto International Film Studio Ltd + AmCan Productions (Def.)	Certificate (C)/Discharge of mechanic's lien, ML in 48905, Cert in 49184
52038	June 1963	Toronto International Film Studios Ltd	Twindex Century Theatres Corp Ltd	Grant, 7 acres 3 roods 11 perches
53093	June 1964	Nashville Stud Ltd	Douglas Banks	Grant, part comencing at NW angle
53584	June 1964	Douglas Banks	Nashville Stud Ltd	Discharge of mortgage, in 49038
58491	December 1965	The Account of The Supreme Court of Ontario	Markham Developments Ltd	Discharge of mortgage, in 39508
69444	December 1971	Twindex Century Theatres Corp Ltd	International Film Distributors Ltd	Grant, 7 acres 3 roods 11 perches
70808	August 1972	International Film Distributors Ltd, Nat'l Telefilm Associates Inc (Guarantor)	Continental Theatres Ltd (47.6% interest), Toronto Internat'l Film Studios Ltd (39% interest), Nathan A. Taylor (13.4% interest)	Mortgage, as in 38286
74385	June 1974	Douglas & Ailsa M. Banks	John J. Mooney	Grant, 165.220 acres part comg NW angle of Lot 30
74386	June 1974	John J. Mooney	Douglas Banks	Mortgage, as in 74385
74387	June 1974	John J. Mooney	The Mercantile Bank of Canada	Mortgage, as in 74385
75007	September 1974	Toronto Internat'l Film Studios Ltd	Continental Theatres Ltd	Assignment of mortgage, as in 38286
76785	December 1975	Land Titles Act	John & Hilda Vroom	Notice of Application, parts 1 & 2 as shown on sketch (not available)

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77571	June 1976	Land Titles Act	John & Hilda Vroom	Certificate of Registered Owner, parts 1 & 2 on Plan 66R-8600
77626	June 1976	Arlington Building Supplies Inc., viz: B [illegible] Constructoin (claimant)	John J. Mooney	Mortgage, as in 74385
77741	June 1976	Arlington Building Supplies Inc., viz: B [illegible] Constructoin (claimant)	John J. Mooney	Discharge of mechanic's lien, as in 77626
78074	June 1976	The Mercantile Bank of Canada	John J. Mooney	Partial discharge of mortgage, as in 74387 (part 2 on plan 64R-5745)
78075	June 1976	Douglas Banks	John J. Mooney	Partial discharge of mortgage, Part 2 on plan 64R-5145
78076	July 1976	John J. Mooney	Town of Vaughan	Grant, Part 2 on Plan 64R-5145
78439	November 1976	Mooney Holdings Ltd	The Mercantile Bank of Canada	Mortgage, part 1 on Plan 64R-5145 in al
78105	September 1976	John J. Mooney	Mooney Holdings Ltd	Grant, Part 1 on Plan 64R-5145 in al
See Deposit Reference Plan 64R-6267 (in 69444)				
81289	May 1978	Twinex Century Theatres Corporation Ltd	Internat'l Film Distributors Ltd	Grant, 7 acres 3 roods 11 perches
See Deposit No. 6474L (as in 75007)				
81309	May 1978	John Lastchuck	Royal Bank of Canada	Mortgage, as in 49610
82098	October 1978	Ontario Municipal Board	-----	Order, Part on 64R-6267 & Easement over Part 3
82099	October 1978	Continental Theatres Ltd & Nathan A. Taylor	International Film Distributors Ltd	Partial discharge of mortgage, part 2 on 64R-6267 in 70808
82100	October 1978	International Film Distributors Ltd	Metropolitan Toronto and Region Conservation Authority	Grant, Part 2 on 64R-6267, ROW over part 3, ROW over 15'N of W ½ + water privileges
83061	May 1978	John & Mary Lastchuck	The Royal Bank of Canada	Mortgage
83574	July 1979	The Royal Bank of Canada atty. H.S. Allen + M. Detweiler	John Lastchuck	Discharge of mortgage, as in 81309
83775	June 1979	Douglas Banks	John J. Mooney	Discharge of mortgage, as in 74386
83776	June 1979	The Mercantile Bank of Canada atty Barrie Usher	Mooney Holdings Ltd	Partial discharge of mortgage, as in 78439
83777	June 1979	The Mercantile Bank of Canada atty Barrie Usher	John J. Mooney	Partial discharge of mortgage, as in 74387
83778	August 1979	Mooney Holdings Ltd	T.K. Contract Industries Ltd.	Grant, Part 1 on Plan 64R-5145 + way over Part 2

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83781	August 1979	T.K. Contract Industries Ltd, Peter & Angela Trailforos	The Bank of Nova Scotia	Mortgage, Part 1 on Plan 64R-5145
83817	September 1979	Cyril & Katherine Price	Superior Pipeline Contractors Ltd., Stanley W. Echersley	Discharge of mortgage, as in 64859
83860	May 1979	International Film Distributors Ltd	NTA (Canada) Ltd	Grant, Parts 1, 3, & 4 on Plan 64R-6267
83861	May 1979	NTA (Canada) Ltd	NTA Films Inc	Mortgage, as in 83860
83922	May 1979	International Film Distributors Ltd	NTA (Canada) Ltd	Agreement, Parts 1, 2, 3, & 4 on Plan 64R-6267 in al
276095	July 1981	William Palmer	Peter Traiforos & J.K. Contract Industries Ltd	Mechanic's Lien, part lot (OL) part 1 on 64R-5145
276126	July 1981	The Bank of Nova Scotia	T.K. Contract Industries Ltd	Discharge of Mortgage, in 83781
276127	June 1981	PK Contract Industries Ltd	Doublerink Arenas Ltd	Grant, part lots 28 & 29, part 1 on 64R-5145, ROW over part 2
276128	July 1981	Doublerink Arenas Ltd	T.K. Contract Industries Ltd	Mortgage, as in 276127
278991	August 1981	NTA (Canada) Ltd	Toronto Internat'l Studios Inc	Grant, Part lot (OL) parts 1, 3, & 4 on 64R-6267
278993	August 1981	Toronto International Studios, Inc	NTA (Canada) Ltd	Mortgage, part lot as in 278991
279199	August 1981	T.K. Contract Industries	The Bank of Nova Scotia	Assignment of Mortgage, as in 276126
280703	September 1981	Toronto International Studios Inc	Toronto Dominion Bank	Mortgage, part lot (OL) parts 1, 3, & 4 on 64R-6267
280741	September 1981	Supreme Court of Ontario	William Palmer (Plaintiff), Peter Traiforos & TK Contract Industries Ltd (Defendants)	Order, lien no. 276095 is vacated on Part 1 in plan 64R-5145
287129	January 1982	Toronto International Studios Inc.	The Toronto Dominion Bank	Mortgage, Part lot (OL) parts 1, 3, & 4
329566	October 1983	Vanguard Floors Ltd	Toronto International Studios Inc	Construction Lien, part lot (OL) parts 1, 3, & 4 on 64R-5145
330149	October 1983	Doublerink Arenas Limited	565811 Ontario Ltd	Grant, part lot (OL) part 1 on 64R-5145
See Deposit No. 330540, re: Family Reform Act (income tax) part lot 1				
330541	November 1983	565811 Ontario Ltd	Ossam Enterprises Ltd (1/2 interest), Leonard & Elizabeth Dilton (1/4 interest), Olive Chinell (1/4 interest)	Mortgage, part lot (OL) part 1 on 64R-5145
333960	December 1983	Vanguard Floors Ltd	Toronto Internat'l Studios Inc.	Release of lien, as in 329566

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338899	March 1984	Bank of Nova Scotia	T.K. Contract Industries Ltd	Assignment of mortgage, as in 276128
340442	March 1984	Huntington Stud Farms Ltd	Canadian Imperial Bank of Commerce	Mortgage, part lot part 1 on 65R-5145
340954	July 1984	Toronto Internat'l Studios Inc	The Royal Bank of Canada	[Illegible], part lot part 1 on 65R-6267
65R-7496	November 1984	-----	-----	R-Plan, part lot (OL) parts 1, 2, & 3 as in 26530
372496	July 1985	Nathan A. Taylor, Continental Theatres Ltd (nominee)	-----	Partial discharge of mortgage, as in 70808
373767	July 1985	NTA (Canada) Limited	Republic Pictures Corp. of Canada Ltd	Articles of Amendment, part lot part 1 on 64R-6267
402207	July 1986	John Lostchuk	Royal Bank of Canada	Mortgage, as in 49610
420721	January 1987	Huntington Stud Farms Ltd	Ossam Enterprises Ltd, Leonard & Elizabeth Bilton, Olive Chinell	Agreement, extending mortgage 330541 (OL)
423790	February 1987	Huntington Stud Farms Ltd	694832 Ontario Inc	Grant, part lot (OL), part 1 on 64R-5145
425718	March 1987	Estate of Julia Lostchuk	Town of Vaughan	Grant, part lot part 2 on 65R-7496
456859	January 1988	Toronto Internat'l Studios Inc	Fire Retardants of Canada Inc	Construction Lien, part lot 1 on 64R-6267
466919	May 1988	Town of Vaughan	-----	By-Law 75-88: part 2 on 64R-5145 as public highway, by-law 119-87 rescinded
497962	February 1989	James W. Maw	James & Orma Maw, joint tenants	Transfer, part lot Com W limit 882' N from SWL
521326	September 1989	John Lostchuk	Royal Bank of Canada	Charge, part lot com SWL then N 676'
Deposit No. 582805, part lot parts 1, 3, 4 on 64R-6267 re: letter from Ministry of Attorney General				
583413	November 1991	Cineplex Odeon Corp	Silvana Bozzo (in trust)	Transfer, part lot 1, 3, 4 on 64R-6267
587295	January 1992	Ontario Court (General Division	Fire Retardants of Canada Inc (Claimant)	Order, discharging lien no. 456859
591902	April 1992	John Lostchuck	Royal Bank of Canada	Charge, as in 49610
634546	February 1994	John Lostchuck	Royal Bank of Canada	Charge, as in 49610
661370	July 1995	-----	Royal Bank of Canada (Secured Party)	Notice, part lot (OL) parts 1, 3, 4 on 64R-6267

### 7.3 Lot 29, Concession 9

Lot 29 comprises part of the central portion of the proposed development area and accounts for approximately 28 ha of the overall project area. A single municipal property number is associated with Lot 29: 11231.

7.3.1 11231 Huntington Road (BHP-8)

Seven distinct structures are associated with this property including one residential structure, one timber frame barn and five horse stables constructed of CMUs. In addition to the buildings the property contains multiple pasture areas and an ovate horse track. The residence stylistically dates to c.1950 with the timber frame barn presenting as early 20th century. The remaining structures are likely associated with the development of a horse farm c.1960, undertaken by Doug Banks (COV, 2009). The property has been identified as a potential cultural landscape (COV, 2009). The residential structure is constructed in the architectural style known as Victory housing. The structure has a compact square footprint with steep gable roof, and a small, flat-roofed addition is present on the rear of the home. The residence is present in the 1954 aerial image of the area, indicating its construction predates the image. Available land registry records do not provide an indication as to the date of construction. BHP-8 was discussed with Nick Borcescu, Senior Heritage Planner at the City of Vaughan where it was confirmed the City of Vaughan has no heritage concerns regarding the property. As per Ontario Regulation 9/06 (Appendix A) and personal discussions with Nick Borcescu it is concluded the property does not display any CHVI.

**Table 3: Land transaction records pertaining to Lot 29 Concession 9**

Inst.	Date	Grantor	Grantee	Comment
----	April 1821	The Crown	Hannah Owen Hamilton	All 200 acres
14689	November 1837	Alex. Hamilton and wife	Thomas A. Stayner	Mortgage, all
21372	July 1843	Hannah O. Hamilton	Thomas A. Stayner	Bargain and Sell, all
53764	November 1853	Thomas Stayner and wife	Christopher Train	Indenture, 100 acres W ½
53765	November 1853	Chris Train and wife	Thomas A. Stayner	Mortgage, 100 acres W ½, as in 60284
58799	July 1855	Chris Train and wife	Turpin Culham	Bargain and Sell, part W ½
59689	July 1855	Chris Train and wife	John C. Kurtz	Bargain and Sell, 30 acres W ½
60284	November 1855	Thomas A. Stayner	Christopher Train	Discharge of Mortgage, as in 53765
61130	December 1855	John C. Kurtz	John Cullam	Mortgage
71238	January 1858	George Hall and wife	John Train et al	Indenture, 40 acres east end W ½
83005	September 1861	Elizabeth Train	John Train et al	Indenture, 40 acres east end W ½
85136	November 1862	John Cullam	John C. Kurtz	Discharge of Mortgage
86156	July 1863	John Train and wife	William Train	Bargain and Sell
86158	July 1863	William Train and wife	John Train	Bargain and Sell, 42 acres east 1/2 of W ½
86278	September 1863	William Train and wife	John Train	Mortgage, 42 acres east ½ of W ½
86312	September 1863	John Train and wife	William Train	Bargain and Sell, 42 acres part east ½ of W ½

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87125	April 1864	Amos Train	William Train	Bargain and Sell, 40 acres east end W ½
87974	December 1864	William Train and wife	John C. Kurtz	Bargain and Sell, 15 ¼ acres part W ½
509	March 1870	William Train	John Train	Grant, part 26 ¼ acre & way
646	February 1867	Thomas Smyth	Elizabeth Dwyer	Will, part 10 acres
730	December 1870	Turpin Culham and wife	James Culham	Grant, 20 acres & way
731	December 1870	James Culham	Turpin Culham	Mortgage, as in 730
775	April 1870	Thomas Smyth	James Lillis	Lien (L.E.), N.E. corner 10 acres
816	June 1856 (filed 1871)	Christopher Train and wife	Thomas Smyth	Grant, 10 acres part W ½
990	October 1871	William Train and wife	John Train	Grant, water privileges in al
1629	October 1871	John C. Kurtz	James J. Kurtz	Grant, 15 acres 1 rood part W ½
2618	July 1878	Elizabeth Dwyer and husband	John Aikins	Mortgage, 10 acres NE part
2805	April 1879	Turpin Culham Sr.	James Culham	Discharge of Mortgage, 20 acres and way part W ½
2806	April 1879	John Long	James Culham	Mortgage, 20 acres part W ½
2807	April 1879	James Culham	John Long	Grant, 20 acres part W ½
3026	April 1880	John Long	Matthew East	Mortgage, 20 acres part W ½
3120	April 1880	James Culham	John Long	Discharge of Mortgage, as in 2806
3264	March 1881	John Long	Adam Dalziel	Mortgage, 20 acres part W ½
3595	July 1882	John Aikins	Elizabeth Dwyer	Discharge of Mortgage, as in 2618
3813	July 1883	John Train and wife	James J. Kurtz	Grant, 26 ¼ acres part W ½ in al
3814	July 1883	James J. Kurtz	John Train	Mortgage, 26 ¼ acres & way part W ½
3898	January 1884	John Train and wife	Richard Agar	Assignment of Mortgage, 26 ¼ acres & way part W ½ in al
4089	January 1885	Richard Ager	James J. Kurtz	Discharge of Mortgage, 26 ¼ acres part W ½ in al
7028	November 1900	John Long	James F. East	Mortgage, as in 730 (not in full)
7287	December 1901	James F. East	Nicholas Donneral	Assignment of Mortgage, as in 730 (not in full)
7925	October 1905	William Fogarty, Charles Kelly, & William Henry Ray, exrs of Elizabeth Dwyer	M.E. Kelly & Isabella Ray, tenants in common	Grant, 10 acres NE corner

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8064	February 1906	Chester Kurtz, William Charles Kurtz, Albert Kurtz, Almina Kurtz, Rosetta A. Kurtz	Edwin James Kurtz	Quit Claim, 30 acres part W ½ in al
8219	February 1907	Edwin James & Mary A. Kurtz + Sarah Kurtz	Richard Agar	Grant, part W ½ in al
9057	July 1910	Nicholas Donneral	William Long	Assignment of Mortgage, 20 acres (not in full)
9249	June 1911	High Court of Justice	William Long (Plaintiff) T.H. Robinson (Defendant)	Certificate Lis Pendens, 20 acres
9908	May 1913	Thomas H. Robinson, excr John & William Long	Richard T. Agar	Grant, 20 acres part W ½
11304	October 1917	William C. Kurtz, admr of James J. Kurtz, Victoria E. Beasley, William C. Kurtz, Albert Kurtz, Chester Kurtz, Edwin J. Kurtz, Almina Kurtz, Rosetta A. Kurtz, John D. Bird, George A. Blackwell, Lillian Segsworth, Maude McKee, Robert J. Blackwell	Emrys W. Irwin	Grant, 15 acres 1 rood comg 30 chains part W 1/2, also 26 ¼ acres W ½ east of land sold to Train & Culham in al
12280	September 1920	Mary E. Kelly	Isabella Ray	Grant (1/2 interest), 10 acres NE corner
15277	February 1929	Charles A. Kelly & William H. Ray, exors of Elizabeth Dwyer + Charles A. Kelly, Irene Henry & Isabelle Ray, exors of Mary E. Kelly	Isabelle Ray	Grant, 10 acres NE corner (N 7 chains of W 14 chains)
15303	March 1929	Isabelle Ray	Thomas McDonough	Grant, 10 acres (N 7 chains of W 14 chains)
15304	March 1929	Thomas McDonough	Isabelle Ray	Mortgage (H), as in 15303 (not in full)
15492	September 1929	Isabelle Ray	Thomas McDonough	Discharge of Mortgage (W), as in 15304
16662	August 1933	Imperial Oil Ltd	T. McDonough	Notice (Conditional Sale Agrt), 10 acres part W ½
2857	August 1937	Dept. of Highways, Land Planning	-----	Plan, part 0.033 acres
18164	May 1939	Thomas C.A. McDonough	Abraham Torrance	Mortgage (R), 10 acres (N 7 chains of W 14 chains)
18236/2943	July 1939	Dept. of Highways, Land Planning	-----	Plan, 0.033 acres in al
15553	April 1935	Richard T. Agar	William J. & Charles T. Agar	Will, part in al, S to legacies

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18411	February 1940	William J. & Charles T. Agar, Exors Richard T. Agar + Consent Treasurer of Ontario	William J. & Charles T. Agar	Grant, (1) part comg @ SW angle (2) part 10 acres comg @ SW angle (3) part 10 acres comg @ NW angle
18415	January 1940	William J. & Agnes Agar + Charles T. Agar	Canadian Farm Loan Board	Mortgage (E), same as in 18411 (not in full)
18440	February 1940	Lara J. Agar, Annie W. Maw, Ella Fielder, & Gordon E. Agar	William J. & Charles T. Agar	Release of Legacy, as in 18411
19013	August 1941	Thomas C.A. McDonough	Jean McDonough	Mortgage (R), 10 acres (N 7 chains of W 14 chains) (not in full)
20030	May 1944	Imperial Oil Ltd	-----	Discharge, lien 16662
20036	May 1944	Jean McDonough	Jennie L. & John McDonough, exrs of Thomas C.A. McDonough	Discharge of Mortgage (R), as in 19013
20046	June 1944	Abraham Torrence	Thomas C.A. McDonough	Discharge of Mortgage (E), as in 18164
20255	May 1944	Jennie L. & John McDonough, exrs of Thomas C.A. McDonough + Consent Treasurer of Ontario	Jennie L. McDonough	Grant, 10 acres (N 7 chains of W 14 chains)
20256	June 1944	Jennie L. McDonough	Clarice & Sheldon J. Fudge, joint tenants	Grant, 10 acres (N 7 chains of W 14 chains)
23053	August 1947	Township of Vaughan	-----	By-Law, all in al re: urban areas
24009	November 1945 (filed 1949)	Emrys W. & Rosella Irwin	George Irwin	Grant, pt in al (see plan by metes on W ½ Lot 28)
24384	June 1949	George & Mildred Irwin	Mildred H. Irwin	Grant, same as 24009
24958	October 1949	Clarice J. & Sheldon R. Fudge	Frederick D. & Kathleen E Kennedy, joint tenants	Grant, 10 acres (N 7 chains of W 14 chains)
25293	February 1950	William J. & Mary A. Agar	Charles T. Agar	Grant, (1) part comg @ SW angle (2) part 10 acres comg @ SW angle (3) part 10 acres comg A NW angle
25369	April 1950	Canadian Farm Loan Board	William J. & Charles T. Agar	Discharge of Mortgage (E), as in 18415
26530	February 1951	Mildred H. Irwin	Nick & Julia Lostchuk, joint tenants	Grant, pt in al (see plan by metes on W ½ Lot 28)
26736	May 1951	Dept. of Highways, Land Planning	-----	Plan 4028, part 0.243 acres in al re: Miller

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30478	October 1953	Township of Vaughan	-----	By-Law, re: subdivision control all in al
35066	November 1955	Charles T. & Bessie I. Agar	Canadian Farm Loan Board	Mortgage, same as in 18411 (not in full)
35460	September 1954	Township of Vaughan	-----	By-Law 1875, re: subdivision control all in al
43047	September 1959	Charles T. & Bessie I. Agar	Douglas Banks	Grant, (1) same as in parcels (1) & (2) in 18411 (2) part comg 858' N from SW angle
43236	September 1959	Canadian Farm Load Board	Charles T. Agar	Discharge of Mortgage, as in 35066
44065	December 1959	Douglas & Alice M. Banks	Nashville Stud Ltd	Grant, (1) same as in 18411 (2) same as in parcel (2) in 43047
44108	January 1960	Nashville Stud Ltd	Douglas Banks	Mortgage, (1) as in 18411 (2) same as in parcel (2) in 43047 in al
44252	January 1960	Dept. of Highways, Land Planning	-----	Highway Plan for King's Highway
57552	November 1961	Treasurer of Ontario	Nick Lostchuk	Certificate, as in 26530
49038	June 1962	Nashville Stud Ltd	Douglas Banks (Trustee)	Bond Mortgage, (1) as in 18411 (2) same as in parcel (2) in 43047
49044	June 1962	Douglas Banks	Nashville Stud Ltd	Discharge of Mortgage, as in 44108
53093	June 1964	Nashville Stud Ltd	Douglas Banks	Grant, (1) same as in 18411 (2) same as parcel (2) in 43047
53584	June 1964	Douglas Banks	Nashville Stud Ltd	Discharge of Mortgage, as in 49038
85698	February 1968	Treasurer of Ontario	Frederick D. Kennedy	Certificate, same as in 24958
Deposit No. 44939 (as in 24958)				
74385	June 1974	Douglas & Ailsa Banks	John J. Mooney	Grant, 165.220 acres comg NW angle of lot 30
74386	June 1974	John J. Mooney	Douglas Banks	Mortgage, same as in 74385
74387	June 1974	John J. Mooney	The Mercantile Bank of Canada	Mortgage, same as in 74385
See Deposit Reference Plan 64R-5145 (land in 74385)				
77626	June 1976	Arlington Building Supplies, Incorporated [Illegible] Construction (claimant)	John J. Mooney	Mechanic Lien, same as in 74385

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77741	June 1976	Arlington Building Supplies, Incorporated viz Bonin Construction	John J. Mooney	Discharge of Mechanic Lien, as in 77626
78071	June 1976	The Mercantile Bank of Canada	John J. Mooney	Partial Discharge of Mortgage, as in 74387 part 2 on plan 64R-5145
78---	June 1976	Douglas Banks	John J. Mooney	Partial Discharge of Mortgage, as in 74386 (?)
78026	July 1976	John J. Mooney	Town of Vaughan	Grant, part 2 on Plac 64R-5145
78439	November 1976	Mooney Holdings Ltd	The Mercantile Bank of Canada	Mortgage, part 1 on Plan 64R-5145 in al
78105	September 1976	John J. Mooney	Mooney Holdings Ltd	Grant, part 1 on Plan 64R-5145, as in 74627
83775	June 1979	Douglas Banks	John J. Mooney	Discharge of Mortgage, as in 74386
83776	June 1979	The Mercantile Bank of Canada	Mooney Holdings Ltd	Partial Discharge of Mortgage, part 1 on plan 64R-5145 as in 78437
83777	June 1979	The Mercantile Bank of Canada	John J. Mooney	Partial Discharge of Mortgage, as in 74387
83778	August 1979	Mooney Holdings Ltd	T. K. Contract Industries Ltd	Grant, part 1 plan 64R-5145, ROW over part 2
83781	August 1979	T.K. Contract Industries Ltd, Peter & Angela Trailforos (guarantors)	The Bank of Nova Scotia	Mortgage, part 1 on plan 64R-5145
276095	July 1981	William Palmer	Peter Trailforos & T.K. Contract Industries Ltd	Mechanic Lien, lot part 1 on 64R-5145
276126	July 1981	Bank of Nova Scotia, by its attorney	T.K. Contract Industries Ltd	Discharge of Mortgage, as in 83781
276127	June 1981	T.K. Contract Industries Ltd	Doublerink Arenas Ltd	Grant, parts lots 28 & 29, part 1 on 64R-5145, ROW over part 2 on 64R-5145
276128	July 1981	Doublerink Arenas Ltd	T.K. Contract Industries Ltd	Mortgage, part lots as in 276127
279199	August 1981	T.K. Contract Industries Ltd	Bank of Nova Scotia	Assignment of Mortgage, as in 276128
280741	September 1981	Supreme Court of Ontario	William Palmer (Pltf) Peter Traiforos & T.K. Contract Industries Ltd (Def)	Order, lien no. 276095 is vacated on Part 1 64R-5145
65R-4620	December 1981	-----	-----	R-Plan, part lot; parts 3 & 4 no. 52464, 42481 (easements)
330149	October 1983	Doublerink Areas Limited	565811 Ontario Ltd	Grant, part lot 1 on 65R-5145
Deposit No. 330540 (November 1983)				

330541	November 1983	565911 Ontario Ltd	Ossam Enterprises Ltd (1/2 interest) Leonard & Elizabeth Bilton (1/4 interest) Olive Chinell (1/4 interest)	Mortgage, part lot (OL) part 1 on 64R-5145 ROW on part 2
330099 (?)	March 1984	Bank of Nova Scotia	T.K. Contract Industries Ltd	Assignment of Mortgage, as in 276128
340442	March 1984	Huntington Stud Farms Ltd	Canadian Imperial Bank of Commerce	Mortgage, part lot 1 on 65R-5145, ROW on part 2
65R-7496	November 1984	-----	-----	R-Plan, part lot (OL) part 3 as in 26530
420721	January 1987	Huntington Stud Farms Ltd	Ossam Enterprises Ltd, Leonard & Elizabeth Bilton, Olive Chinell	Agreement, extending mortgage 330541
423790	February 1987	Huntington Stud Farms Ltd	694832 Ontario Inc.	Grant, part lot (OL) part 1 on 64R-5145
466919	April 1988	The Town of Vaughan	-----	By-Law, lot part 2 on 64R-5145 to dedicate lands as public highway
527712	November 1989	Estate of Julia Lostchuk	Jan Poot & James Slater, as trustees	Transfer, part lot (OL) part 1 on 65R-7496

## 7.4 Lot 30, Concession 9

Lot 30 comprises the northern limit of the proposed development area and accounts for approximately 4.5 ha of the overall project area. A single municipal property number is associated with Lot 30: 11363. The property is not part of the City of Vaughan Heritage Inventory (Personal Communication Nick Borcescu). The property contains two distinct residences; one is located adjacent to Huntington Road and is associated with agricultural structures related to equine activities, and the second is an estate house set well back from Huntington Road, located within the green belt of the Humber River. Neither the equine facility or estate house, located within the green belt complex, is located within the limits of the proposed development impacts (Appendix C).

### 7.4.1 11363 Huntington Road-Equine facility (BHP-9)

The equine facility contains four structures: a residence, a horse stable and two timber frame barns. The residential structure is a semi-bungalow likely constructed c.1920. Additional assessment may be requested.

### 7.4.2 11363 Huntington Road – Estate House (BHP-10)

The estate house is not listed or designated by the City of Vaughan but exhibits CHVI. The structure is situated on the brow of the Humber River and is reported to be connected with the noted 20th century millionaire and philanthropist Sir Joseph Flavell, and his son Sir Ellsworth (KNFAS,2009). The house is situated within a gated private access area behind the equine facility. The estate house was not visible from the ROW; the photograph in Appendix A was provided by the Proponent. Additional assessment may be requested.

**Table 4: Land transaction records pertaining to Lot 30. Concession 9**

Inst.	Date	Grantor	Grantee	Comment
-----	April 1821	The Crown	Hannah Owen Hamilton	All 200 acres
14689	November 1837	Alexander Hamilton and Wife	Thomas A. Stayner	Mortgage, all 200 acres
21372	July 1843	Hannah O. Hamilton	Thomas A. Stayner	Bargain & Sell, all 200 acres
54429	November 1853	Thomas A. Stayner, and wife	William Graham	Indenture, 100 acres W ½
54430	November 1853	William Graham and wife	Thomas A. Stayner	Mortgage, 100 acres W ½
61007	January 1856	Thomas A. Stayner	William Graham	Discharge of Mortgage, as in 54430
80453	July 1859	William Graham	Ellen Davis	Bargain & Sell, part W ½
482	February 1870	Thomas Davis and wife, et al	James Caldwell	Grant (Title?), 100 acres W ½
490	February 1870	James Caldwell	Eleanor Davis	Grant, 100 acres W ½
5239	June 1887	Thomas J. Davies	George Davis et al, executors	Will, all
7916	June 1905	Thomas E. Davis, unmarried	James Culham	Grant, W ½
10321	January 1914	Elizabeth Doneral, Caroline Maw, James Culham, Mary J. Palmer, Beatrice Fry, John Culham, Daniel Doneral, John T. Maw, Albert Palmer, George T. Maw	Jane Culham	Grant, W ½ in al
13416	June 1923	Mabel & William H. Culham	Jane Culham	Grant, W ½ in all
13417	June 1923	Jane Culham	William H. Culham	Grant, W ½ in al
13418	June 1923	William H. & Iva Culham	Jane Culham	Mortgage (W), W ½ (not in full)
13865	July 1923	Lorne & Violet R. McEwen	Township of Vaughan	Grant, part 3.682 acres
15088	June 1928	Jane Culham	William H. Culham	Discharge of Mortgage (H), as in 13418
18805	January 1941	William H. & Iva Culham	Robert E. Grass	Grant, W ½ in al
18806	January 1941	Robert E. & Gladys H. Grass	Mina F. Barrett	Grant, W ½ in al
See Deposit No 6040 (West ½)				
18946	March 1941	Township of Vaughan	Mina F. Barrett	Release, to correct 13865
23053	August 1947	Township of Vaughan	-----	By-Law, all in al re: urban area
26736	May 1951	Dept. of Highways Land Plan	-----	Plan 4028, part 0.890 ac in al
30478	October 1953	Township of Vaughan	-----	By-Law, subdivision control, all in al
35460	September 1954	Township of Vaughan	-----	By-Law, subdivision control, all in al
40344	July 1958	Mina F. Berrett	Douglas Banks	Grant, 100 acres W ½ ac in al
44252	June 1960	Dept. of Highways Land Plan 5900	-----	Highway Plan, part in al to designate as King's Hwy
49037	May 1962	Douglas Banks	Nashville Stud Ltd	Grant, 100 acres W ½

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49038	June 1962	Nashville Stud Ltd	Douglas Banks (trustee)	Bond Mortgage, 100 acres W ½
53096	June 1964	Nashville Stud Ltd	Douglas Banks	Grant, 100 acres W ½
53584	June 1964	Douglas Banks	Nashville Stud Ltd	Discharge of Mortgage, as in 49038
74385	June 1974	Douglas & Ailsa Banks	John J. Mooney	Grant, 165.220 acres part comg @ NW angle of Lot 30
74386	June 1974	John J. Mooney	Douglas Banks	Mortgage, same as 74385
74387	June 1974	John J. Mooney	Mercantile Bank of Canada	Mortgage, same as 74385
77626	June 1976	Arlington Building Supplies, Incorporated viz. [Illegible] Construction	John J. Mooney	Mechanic's Lien, same as in 74385
77741	June 1976	Arlington Building Supplies, Incorporated viz. [Illegible] Construction	John J. Mooney	Discharge Mechanic's Lien, as in 77626
78438	November 1970	John J. Mooney	Mercantile Bank of Canada	Mortgage, 100 acres W ½
Deposit Reference Plan 64F-7535 (Land in No. 74385)				
83302	December 1977	Mercantile Bank of Canada	John J. Mooney	Partial Discharge of Mortgage, parts 2 & 3 on Plan 64R-7535 as in 78438
83303	December 1977	Mercantile Bank of Canada under attorney Edward Burge	John J. Mooney	Partial Discharge of Mortgage, parts 1, 2, & 3 on 64R-7535 as in 74387
83306	March 1979	John J. Mooney	Metropolitan Toronto and Region Conservation Authority	Grant, parts 2 & 3 on Plan 64R-7535
83331	March 1979	Douglas Banks	John J. Mooney	Partial Discharge of Mortgage, Parts 1, 2, & 3 on plan 64R-7535 as in 74386
83774	March 1979	Mercantile Bank of Canada by attorney Barrie Usher	John J. Mooney	Partial Discharge of Mortgage, part 4 on PL64R-7535 as in 78438
83775	June 1979	Douglas Banks	John J. Mooney	Discharge of Mortgage, as in 74386
83777	June 1979	Mercantile Bank of Canada by atty Barrie Usher	John J. Mooney	Partial Discharge of Mortgage, part 4 on PL 64R-7535 as in 74387
83779	August 1979	John & Bernice Mooney	Peter Traiforos (in trust)	Grant, Part 4 on PL 64R-7535 (viz. part of W ½)
83780	August 1979	Peter Traiforos (in trust), Peter & Angela Traiforos	Bank of Nova Scotia	Mortgage, part 4 on Plan 64R-7535
276095	July 1981	William Palmer	Peter Traiforos & T.K. Contract Industries, Ltd	Mechanic's Lien, part lot (OL) part 2 on 64R-7535

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280741	September 1981	Supreme Court of Ontario	William Palmer (pltf), Peter Traiforos & T.K. Contract Industries, Ltd (def.)	Order, ordered that lien no. 276095 is vacated on part 2 64R-7535
501095	March 15, 1989	Peter Traiforos	Angela Traiforos	Transfer, W ½ lot Part 4 on 64R-7535
593893	May 1992	Angela Traiforos	Bank of Nova Scotia	Charge, part lot W 1/2, part 4 on 64R-7535

## 8. Adjacent Cultural Resources

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The west side of Huntington Road exhibits a similar overall composition to the project area, being comprised of a mix of agricultural properties and mid-20th century residential structures situated on oversized lots.

Four of the adjacent properties are currently identified on the Vaughan Heritage Inventory: 6910 Roe Road, 10900 Huntington Road, 11300 Huntington Road, and 11420 Huntington Road. Of these structures only 11300 Huntington Road is Designated under *Part IV of the Ontario Heritage Act*.

### 8.1 6910 Roe Road

Situated southwest of the proposed development on Lot 26, Concession 10, the property contains a residential structure constructed in the Gothic Revival style, as well as several outbuildings including a large timber framed barn. 6910 Roe Road is set well back from the proposed development and has no direct contact with the proposed development lands. 6910 Roe Road will not be impacted by the proposed development.

### 8.2 10900 Huntington Road

Situated west of the proposed development on Lot 27, Concession 10, the farm complex is set well back of Huntington Road with the rail ROW separating it from Huntington Road. The property contains a residential structure constructed in the Gothic Revival style, as well as several outbuildings including a large timber framed barn. The sight lines into and out of the property are obscured by mature trees. The proposed development will not result in any direct impacts to the property.

### 8.3 11300 Huntington Road

Situated west of the proposed development on Lot 29, Concession 10, the property contains a residential structure constructed in the Gothic Revival style. 11300 Huntington Road is the only designated property adjacent to the proposed development area. Given the proximity of the designated structure to Huntington Road and the proposed development, considerations will need to be made to ensure development activities do not impact 11300 Huntington Road. The main heritage concern is vibration resulting from construction activities. A vibration monitoring plan will need to be developed to ensure construction activities do not impact 11300 Huntington Road.

### 8.4 11420 Huntington Road

Situated northwest of the proposed development on Lot 30, Concession 10, the property contains a residential structure constructed in the Gothic Revival style, as well as several outbuildings including a large timber framed barn. All structures are set well back from Huntington Road. All sight lines into and out of the property are largely obscured by mature trees. The proposed development will not impact to the property.

## 9. Cultural Heritage Landscape Assessment

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### 9.1 Criteria for determining Cultural Landscapes

In the most general of terms, any land that has been deliberately modified by human activity can be classified as a cultural landscape. Based on the definition of CHLs as found in PPS, only those cultural landscapes that have value or interest to a community should be designated as a CHL (PPS, 2020:42).

CHLs can be interpreted through the use of three main categories:

1. **Designed Landscape:** *One that is clearly defined and created by man;*
2. **Organically Evolved landscape:** *One that results from social, economic, administrative, and or religious imperative and has developed in its present form in response to its natural environment. These can include:*
  - a. *Relict Landscapes;*
  - b. *Continuing Landscapes; and,*
3. **Associative Cultural Landscape:** *One that results by virtue of natural elements and may lack physical cultural evidence.*

The properties which comprise the proposed project area contain elements that appear to meet these criteria. One potential CHL was identified (Appendix B).

#### 9.1.1 CHL-1

A potential CHL is located on Lot 30 and associated with municipal address 11363 Huntington Road. The property contains two distinct areas of interest: an agricultural farm scape located adjacent to Huntington Road and a large summer estate located within a gated portion of the property. The estate home is located within the greenbelt of the Humber River and is not readily visible from publicly accessible spaces. Aerial images indicate the property contains a large circular driveway, extensive areas of landscaping and at least one detached outbuilding.

The estate house meets the criteria of a Designed Landscape and the front agricultural area reflects a Continuing Landscape that has evolved overtime in response to economic and administrative needs.

## 10. Adjacent Cultural Heritage Landscapes

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The east and west limits of the proposed development are confined by the Humber River Greenbelt. The Humber River is a designated heritage river (HVHTA, nd), whose setbacks and unique character will need to be maintained during any future development. The Humber River has been recognized as a heritage river system since 1999 (CHRS, nd)

No other CHLs were identified adjacent to the project area.

## 11. Summary

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The properties that comprise the Huntington Road Block 62W Landowners Group contain a variety of construction and usage styles (Appendix A). Of the ten BHPs identified all but one (BHP-2) present as being 40 plus years of age, meeting the minimum criteria for evaluation as potential heritage resources. Evaluation of the nine remaining BHPs against the criteria set forth by *Ontario Regulation 9/06* finds that six of these structures (BHP-1, BHP-3, BHP-5, BHP-6, BHP-7 and BHP-8) do not meet the criteria of *O. Reg. 9/06* to warrant heritage protection under *Part IV of Ontario Heritage Act*. The remaining three BHPs (BHP-4, BHP 9, and BHP-10), when evaluated against *O. Reg. 9/06* exhibit potential for protection under *Part IV of Ontario Heritage Act*.

In addition to the potential heritage properties, one potential CHL was identified (Appendix B) and may require additional assessment.

## 12. Recommendations

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Based on the results of the built heritage and cultural heritage landscape evaluation of the lands comprising the proposed development of 'West Kleinburg Village' Huntington Road Block 62 West project area, the following measures are recommended to address the identified potential heritage resources:

1. Undertake Heritage Impact Assessments of BHP-4 (Appendix A).
2. Discuss BHP-9 and BHP-10 with City of Vaughan Heritage Planning Staff to determine if/what additional work is required. Neither complex is located within the limits of proposed development.
3. Discuss the potential Cultural Heritage Landscape identified as CHL-1 (Appendix B) with the City of Vaughan to determine if/what additional work is required.
4. Develop a vibration monitoring program to be implemented during any construction activities to ensure activities do not adversely impact any other structures in the vicinity.

## 13. Bibliography

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Canadian Heritage River System (CHRS)

nd *Humber River* Online resource available at: <https://chrs.ca/en/rivers/humber-river> last accessed June 2021

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# Appendix A



## APPENDIX A - BUILT HERITAGE PROPERTIES

**Record Number:** BHP-1

**Name:** Vitullo South Brick house



### DESCRIPTION

**Address:** 10983 Huntington Road

**Recorded By:** Chris Lemon

**Date Recorded:** 23 April 2021

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Raised Ranch

### HISTORICAL ASSOCIATION

N/A

### CONTEXT/COMMENTS

Structure is abandoned and has previously been secured. Security measures have been bypassed and the house is now open to the elements.

### HERITAGE VALUE

None observed.

Structure is +40 years of age but displays no characteristics that would meet Ontario Regulation 9/06.

O.Reg.9/06 Table for 10983 Huntington Road (BHP-1)

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
<b>The property has design value or physical value because it,</b>		
I. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	Not observed
II. displays a high degree of craftsmanship or artistic merit, or	N	Not observed
III. demonstrates a high degree of technical or scientific achievement.	N	Not observed
<b>The property has historical value because it,</b>		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed
<b>The property has archaeological value because it,</b>		
I. is important in defining, maintaining or supporting the character of an area,	N	Not observed
II. is physically, functionally, visually or historically linked to its surroundings, or	N	Not observed
III. is a landmark.	N	Not observed

## APPENDIX A - BUILT HERITAGE PROPERTIES

**Record Number:** BHP-2

**Name:** Nashville Properties INC. Quonset hut



### DESCRIPTION

**Address:** 11023 Huntington Road

**Recorded By:** Chris Lemon

**Date Recorded:** 23 April 2021

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Steel Quonset Hut

### HISTORICAL ASSOCIATION

N/A

### CONTEXT/COMMENTS

Modern storage structure with side entry

### HERITAGE VALUE

None observed.

Structure displays no characteristics that would meet Ontario Regulation 9/06.

O.Reg.9/06 Table for 11023 Huntington Road (BHP-2)

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
<b>The property has design value or physical value because it,</b>		
IV. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	Not observed
V. displays a high degree of craftsmanship or artistic merit, or	N	Not observed
VI. demonstrates a high degree of technical or scientific achievement.	N	Not observed
<b>The property has historical value because it,</b>		
IV. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed
V. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed
VI. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed
<b>The property has archaeological value because it,</b>		
IV. is important in defining, maintaining or supporting the character of an area,	N	Not observed
V. is physically, functionally, visually or historically linked to its surroundings, or	N	Not observed
VI. is a landmark.	N	Not observed

## APPENDIX A - BUILT HERITAGE PROPERTIES

**Record Number:** BHP-3

**Name:** Nashville Properties INC Brick Ranch



### DESCRIPTION

**Address:** 11035 Huntington Road

**Recorded By:** Chris Lemon

**Date Recorded:** 23 April 2021

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Ranch with central chimney and two car garage

### HISTORICAL ASSOCIATION

N/A

### CONTEXT/COMMENTS

Single family detach home

### HERITAGE VALUE

None observed.

Structure is +40 years of age and but displays no characteristics that would meet Ontario Regulation 9/06.

O.Reg.9/06 Table for 11035 Huntington Road (BHP-3)

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
<b>The property has design value or physical value because it,</b>		
VII. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	Not observed
VIII. displays a high degree of craftsmanship or artistic merit, or	N	Not observed
IX. demonstrates a high degree of technical or scientific achievement.	N	Not observed
<b>The property has historical value or associative value because it,</b>		
VII. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed
VIII. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed
IX. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed
<b>The property has contextual value because it,</b>		
VII. is important in defining, maintaining or supporting the character of an area,	N	Not observed
VIII. is physically, functionally, visually or historically linked to its surroundings, or	N	Not observed
IX. is a landmark.	N	Not observed

## APPENDIX A - BUILT HERITAGE PROPERTIES

**Record Number:** BHP-4

**Name:** Royal Pine Gothic Revival Brick Home



### DESCRIPTION

**Address:** 11069 Huntington Road

**Recorded By:** Chris Lemon

**Date Recorded:** 23 April 2021

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Two storey Gothic Revival brick farm house with two storey bay. Extensively modified.

### HISTORICAL ASSOCIATION

c.1880 construction

### CONTEXT/COMMENTS

Part of a farm complex including several outbuildings and the remains of a timber frame barn. House is set well back from Huntington Road and is largely obscured from public view.

### HERITAGE VALUE

Listed Heritage Structure.

Property will require Heritage Impact Assessment. Potential to meet the criteria set forth by Ontario Regulation 9/06.

O.Reg.9/06 Table for 11069 Huntington Road (BHP-4)

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
<b>The property has design value or physical value because it,</b>		
X. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	Farmhouse may be a representative example of the Gothic Revival architectural style popular between 1830 and 1900.
XI. displays a high degree of craftsmanship or artistic merit, or	N/A	Unknown.
XII. demonstrates a high degree of technical or scientific achievement.	N	Not observed.
<b>The property has historical value or associative value because it,</b>		
X. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	Historic research indicates a direct link between the property and the historic agricultural development of the Township.
XI. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed.
XII. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed.
<b>The property has contextual value because it,</b>		
X. is important in defining, maintaining or supporting the character of an area,	Y	The structure could contribute to maintaining the historic agricultural roots of the area.
XI. is physically, functionally, visually or historically linked to its surroundings, or	N	Not observed.
XII. is a landmark.	N	The property does not present as a landmark.

## APPENDIX A - BUILT HERITAGE PROPERTIES

**Record Number:** BHP-5

**Name:** Royal Pine Stone Ranch



### DESCRIPTION

**Address:** 11075 Huntington Road

**Recorded By:** Chris Lemon

**Date Recorded:** 23 April 2021

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Ranch with front chimney and double car garage

### HISTORICAL ASSOCIATION

c. 1960

### CONTEXT/COMMENTS

Single family detach home

### HERITAGE VALUE

None observed.

Structure is +40 years of age but displays no characteristics that would meet Ontario Regulation 9/06.

O.Reg.9/06 Table for 11075 Huntington Road (BHP-5)

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
<b>The property has design value or physical value because it,</b>		
XIII. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	Not observed
XIV. displays a high degree of craftsmanship or artistic merit, or	N	Not observed
XV. demonstrates a high degree of technical or scientific achievement.	N	Not observed
<b>The property has historical value or associative value because it,</b>		
XIII. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed
XIV. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed
XV. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed
<b>The property has contextual value because it,</b>		
XIII. is important in defining, maintaining or supporting the character of an area,	N	Not observed
XIV. is physically, functionally, visually or historically linked to its surroundings, or	N	Not observed
XV. is a landmark.	N	Not observed

## APPENDIX A - BUILT HERITAGE PROPERTIES

**Record Number:** BHP-6

**Name:** Royal Pine Stone Ranch



### DESCRIPTION

**Address:** 11091 Huntington Road

**Recorded By:** Chris Lemon

**Date Recorded:** 23 April 2021

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Ranch with double car garage

### HISTORICAL ASSOCIATION

N/A

### CONTEXT/COMMENTS

Single family detach home

### HERITAGE VALUE

None observed.

Structure is +40 years of age but displays no characteristics that would meet Ontario Regulation 9/06.

O.Reg.9/06 Table for 11091 Huntington Road (BHP-6)

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
<b>The property has design value or physical value because it,</b>		
XVI. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	Not observed
XVII. displays a high degree of craftsmanship or artistic merit, or	N	Not observed
XVIII. demonstrates a high degree of technical or scientific achievement.	N	Not observed
<b>The property has historical value or associative value because it,</b>		
XVI. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed
XVII. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed
XVIII. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed
<b>The property has contextual value because it,</b>		
XVI. is important in defining, maintaining or supporting the character of an area,	N	Not observed
XVII. is physically, functionally, visually or historically linked to its surroundings, or	N	Not observed
XVIII. is a landmark.	N	Not observed

## APPENDIX A - BUILT HERITAGE PROPERTIES

**Record Number:** BHP-7

**Name:** Argo Stone Ranch



### DESCRIPTION

**Address:** 11131 Huntington Road

**Recorded By:** Chris Lemon

**Date Recorded:** 23 April 2021

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Ranch with double car garage

### HISTORICAL ASSOCIATION

N/A

### CONTEXT/COMMENTS

Single family detach home

### HERITAGE VALUE

None observed.

Structure is +40 years of age but displays no characteristics that would meet Ontario Regulation 9/06.

O.Reg.9/06 Table for 11131 Huntington Road (BHP-7)

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
<b>The property has design value or physical value because it,</b>		
XIX. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	Not observed
XX. displays a high degree of craftsmanship or artistic merit, or	N	Not observed
XXI. demonstrates a high degree of technical or scientific achievement.	N	Not observed
<b>The property has historical value or associative value because it,</b>		
XIX. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed
XX. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed
XXI. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed
<b>The property has contextual value because it,</b>		
XIX. is important in defining, maintaining or supporting the character of an area,	N	Not observed
XX. is physically, functionally, visually or historically linked to its surroundings, or	N	Not observed
XXI. is a landmark.	N	Not observed

## APPENDIX A - BUILT HERITAGE PROPERTIES

**Record Number:** BHP-8

**Name:** Argo Victory Style



### DESCRIPTION

**Address:** 11231 Huntington Road

**Recorded By:** Chris Lemon

**Date Recorded:** 23 April 2021

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Victory house with rear addition

### HISTORICAL ASSOCIATION

Pre-1954

### CONTEXT/COMMENTS

Single family detached home. Part of a larger horse farm complex containing several buildings including CMU stables and a timber frame barn.

### HERITAGE VALUE

Non observed

Structure is +40 years of age but displays no characteristics that would meet Ontario Regulation 9/06.

O.Reg.9/06 Table for 11231 Huntington Road (BHP-8)

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
<b>The property has design value or physical value because it,</b>		
XXII. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	Not observed
XXIII. displays a high degree of craftsmanship or artistic merit, or	N	Not observed
XXIV. demonstrates a high degree of technical or scientific achievement.	N	Not observed
<b>The property has historical value or associative value because it,</b>		
XXII. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed
XXIII. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed
XXIV. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed
<b>The property has contextual value because it,</b>		
XXII. is important in defining, maintaining or supporting the character of an area,	N	Not observed
XXIII. is physically, functionally, visually or historically linked to its surroundings, or	N	Not observed
XXIV. is a landmark.	N	Not observed

## APPENDIX A - BUILT HERITAGE PROPERTIES

**Record Number:** BHP-9

**Name:** Vitullo North Semi-Bungalow



### DESCRIPTION

**Address:** 11363 Huntington Road

**Recorded By:** Chris Lemon

**Date Recorded:** 23 April 2021

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

Victory House with rear addition

### HISTORICAL ASSOCIATION

c. 1920

### CONTEXT/COMMENTS

Single family detached home. Part of a larger horse farm complex containing several buildings including CMU stables, timber frame barn and large estate home commissioned by Flavell family.

### HERITAGE VALUE

Property is not currently listed but is a property of interest to the City of Vaughan

Property may require Heritage Impact Assessment. Potential to meet the criteria set forth by Ontario Regulation 9/06.

O.Reg.9/06 Table for 11363 Huntington Road-Equine Facility (BHP-9)

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
<b>The property has design value or physical value because it,</b>		
XXV. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	Example of the Bungalow architectural style popular between 1900 and 1945.
XXVI. displays a high degree of craftsmanship or artistic merit, or	N	Not observed
XXVII. demonstrates a high degree of technical or scientific achievement.	N	Not observed
<b>The property has historical value or associative value because it,</b>		
XXV. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Not observed
XXVI. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed
XXVII. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not observed
<b>The property has contextual value because it,</b>		
XXV. is important in defining, maintaining or supporting the character of an area,	N	The structure could contribute to maintaining the historic agricultural roots of the area
XXVI. is physically, functionally, visually or historically linked to its surroundings, or	N	Not observed
XXVII. is a landmark.	N	Not observed

## APPENDIX A - BUILT HERITAGE PROPERTIES

**Record Number:** BHP-10

**Name:** Vitullo North Estate House



### DESCRIPTION

**Address:** 11363 Huntington Road

**Recorded By:** Chris Lemon

**Date Recorded:** 23 April 2021

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

20th century vacation home. Structure was not visible from ROW.

### HISTORICAL ASSOCIATION

Reportedly commissioned by the Flavell family, stylistically similar to the Stephen Leacock Museum and a residence in Presqu'île Provincial Park. May be a rare example of early 20<sup>th</sup> century vacation architecture. House is located on a manicured estate grounds accessed via a purpose-built gate. (KNFAS,2009)

### CONTEXT/COMMENTS

Large detached home. Part of a larger horse farm complex containing several buildings including CMU stables, a timber frame barn and farm house. Located in the greenbelt of the Humber River.

### HERITAGE VALUE

Property is not currently listed but is a property of interest to the City of Vaughan

Property may require Heritage Impact Assessment. Potential to meet the criteria set forth by Ontario Regulation 9/06.

O.Reg.9/06 Table for 11363 Huntington Road-Estate House (BHP-10)

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
<b>The property has design value or physical value because it,</b>		
XXVIII. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	Representative of the early to mid 20 <sup>th</sup> century vacation architecture.
XXIX. displays a high degree of craftsmanship or artistic merit, or	Y	The exterior of the home appears to display artistic merit,
XXX. demonstrates a high degree of technical or scientific achievement.	N	None observed.
<b>The property has historical value or associative value because it,</b>		
XXVIII. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	Has a direct link with the Flavelle family.
XXIX. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not observed
XXX. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Y	Possibly more research needed
<b>The property has contextual value because it,</b>		
XXVIII. is important in defining, maintaining or supporting the character of an area,	N	Not observed
XXIX. is physically, functionally, visually or historically linked to its surroundings, or	Y	Unique property located within the green belt of the Humber River.
XXX. is a landmark.	N	Not observed

# Appendix B



## APPENDIX B – Cultural Heritage Landscape

**Record Number:** CHL-1

**Name:** Vitullo North



### DESCRIPTION

**Address:** 11363 Huntington Road

**Recorded By:** Chris Lemon

**Date Recorded:** 23 April 2021

### STYLE/DESIGN/PHYSICAL CHARACTERISTICS

11363 Huntington Road represents an intact functional farm scape containing the active horse farm and the landscaped grounds of the Flavell family vacation home. The property is an example of an intentionally created landscape.

### CONTEXT/COMMENTS

Large detached home. Part of a larger horse farm complex containing several buildings including CMU stables, a timber frame barn and farm house. Located in the greenbelt of the Humber River.

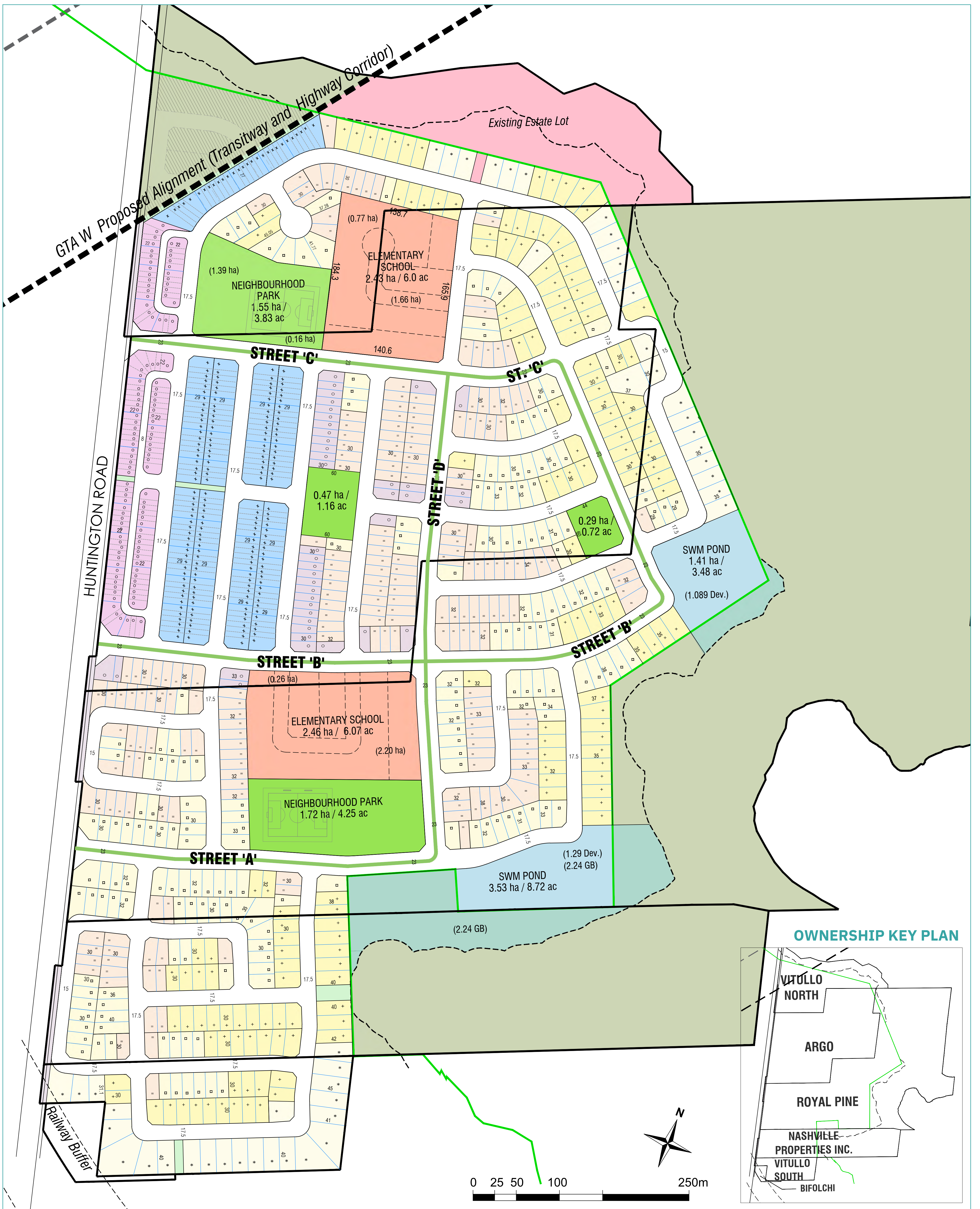
### HERITAGE VALUE

Property is listed and exhibits characteristics indicative of a CHL.

Property may require additional assessment based on direction of City of Vaughan.

# Appendix C





# BLOCK 62 WEST - BLOCK PLAN CONCEPT

VAUGHAN ON

LANDOWNER	Residential Unit Type							TOTAL UNITS
	6.1m Towns Lane Access O	6.1m Towns Street Access X	9.20m (30ft) Singles o	11.60m (38ft) Singles =	13.40m (44ft) Singles □	15.24m (50ft) Singles +	18.30m (60ft) Singles *	
VITULLO NORTH	30	29		14	9	18	6	106
VITULLO SOUTH				1	6	16	22	45
VITULLO COMBINED	30	29		15	15	34	28	151
ARGO	86	183	41	89	44	49	8	500
ROYAL PINE				91	101	38	10	240
NASHVILLE PROPERTIES				18	27	36	1	82
<b>TOTAL</b>	<b>116</b>	<b>212</b>	<b>41</b>	<b>213</b>	<b>187</b>	<b>157</b>	<b>47</b>	<b>973</b>

34% of Total Units      4.2%      21.9%      19.2%      16.1%      4.8%

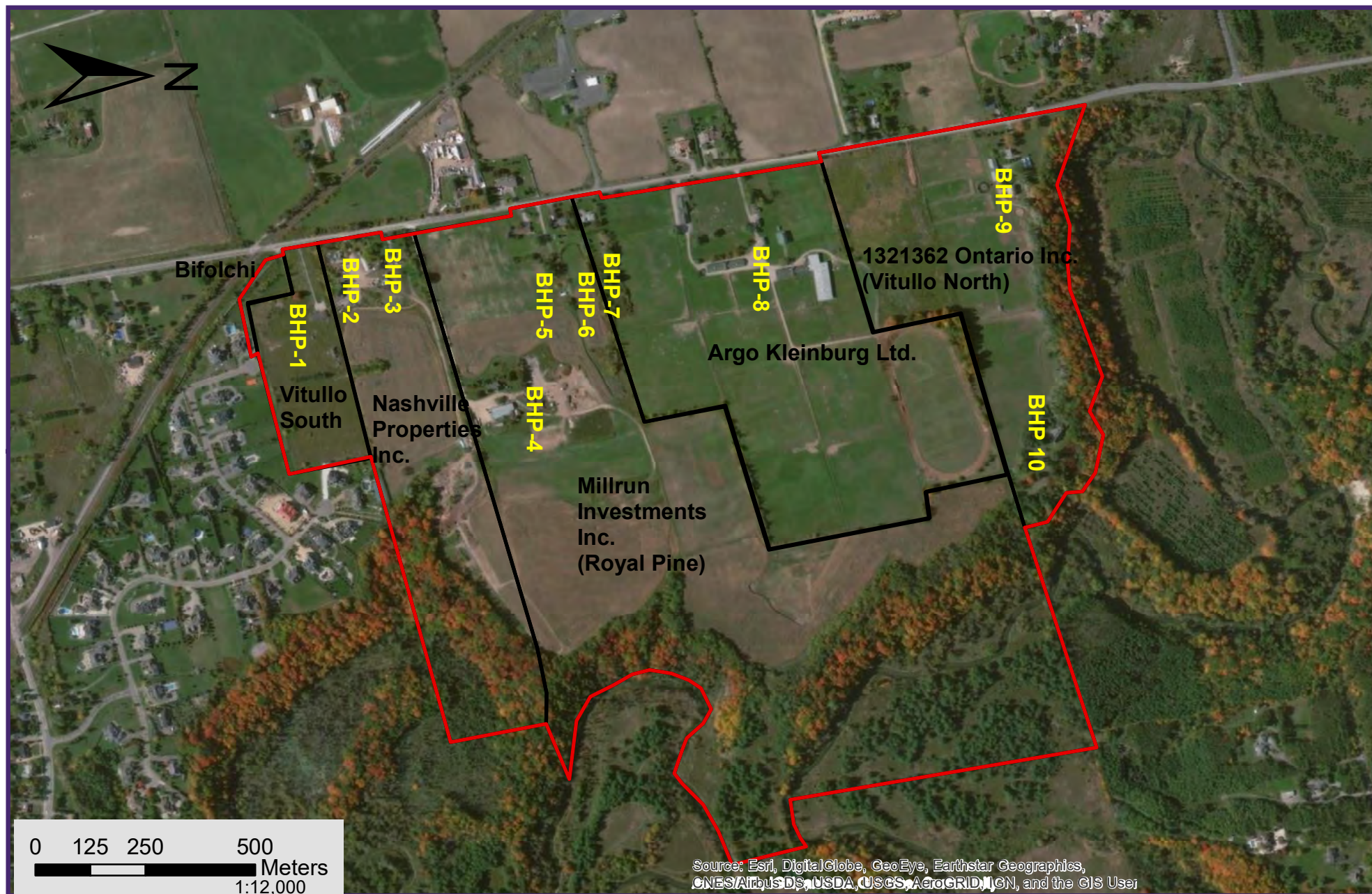
Block Plan Density	
Net Developable Area	67.65 ha
Half Huntington ROW	1.8 ha
<b>Developable Area</b>	<b>69.45</b>
Total Units	973
Singles	645
Townhouses	328
Total Population	3,306
Singles @ 3.61 PPU	2,328
Townhouses @ 2.98 PPU	977
Work-at-Home Jobs (3.9%)	129
School Employment (50/school)	100
Total Population and Jobs	3,535
<b>Persons and Jobs per Ha</b>	<b>50.9</b>

MGP File: 21-2950  
Date: September 28, 2021



# Appendix D



# Map 1 - Location of Identified Built Heritage Properties



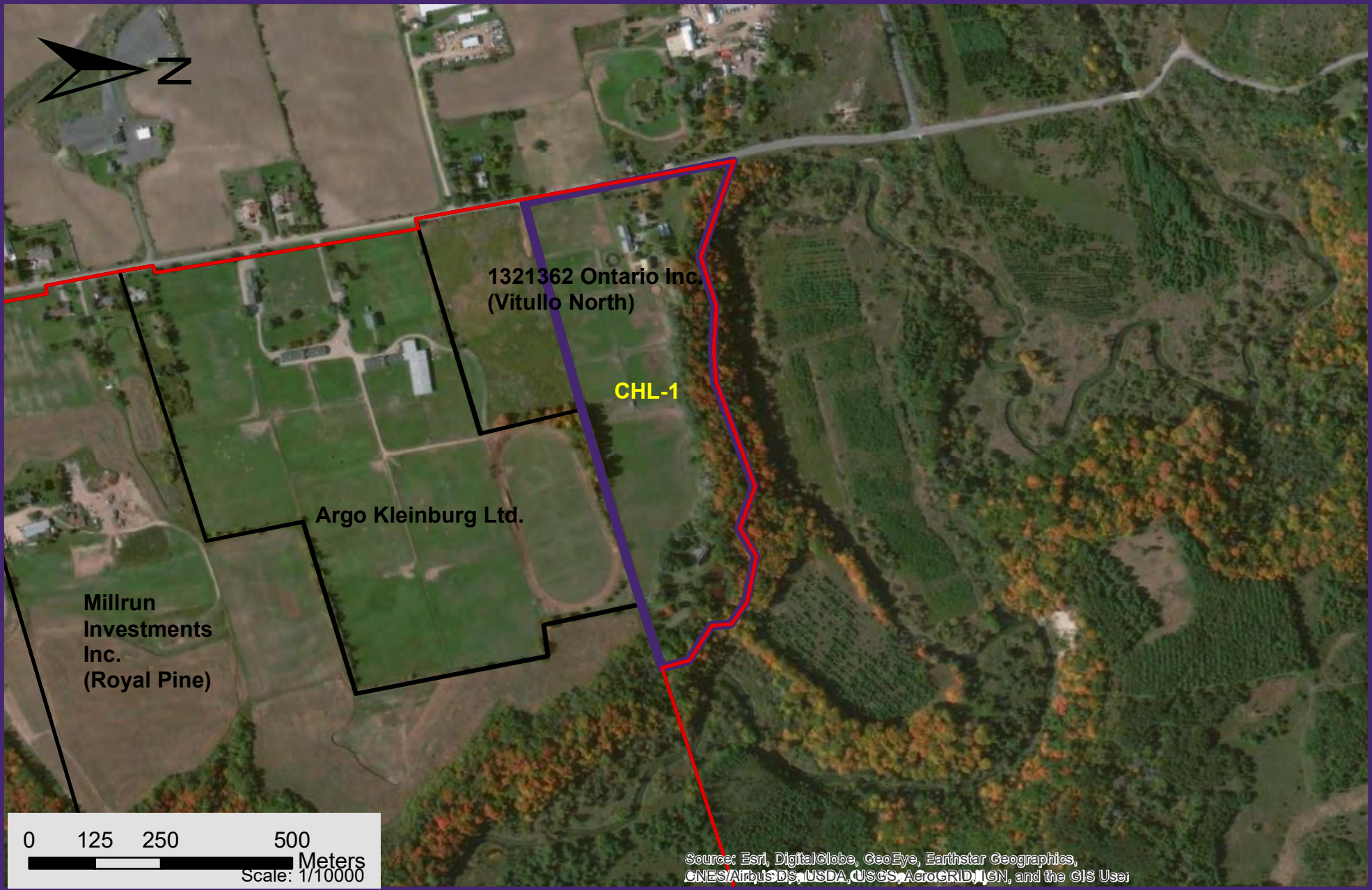
## Legend

-  Project Area Boundary
-  Project Properties

**Cultural Heritage Impact Assessment-  
West Kleinburg Village  
(Block 62 West)**



# Map 2 - Potential Cultural Heritage Landscapes



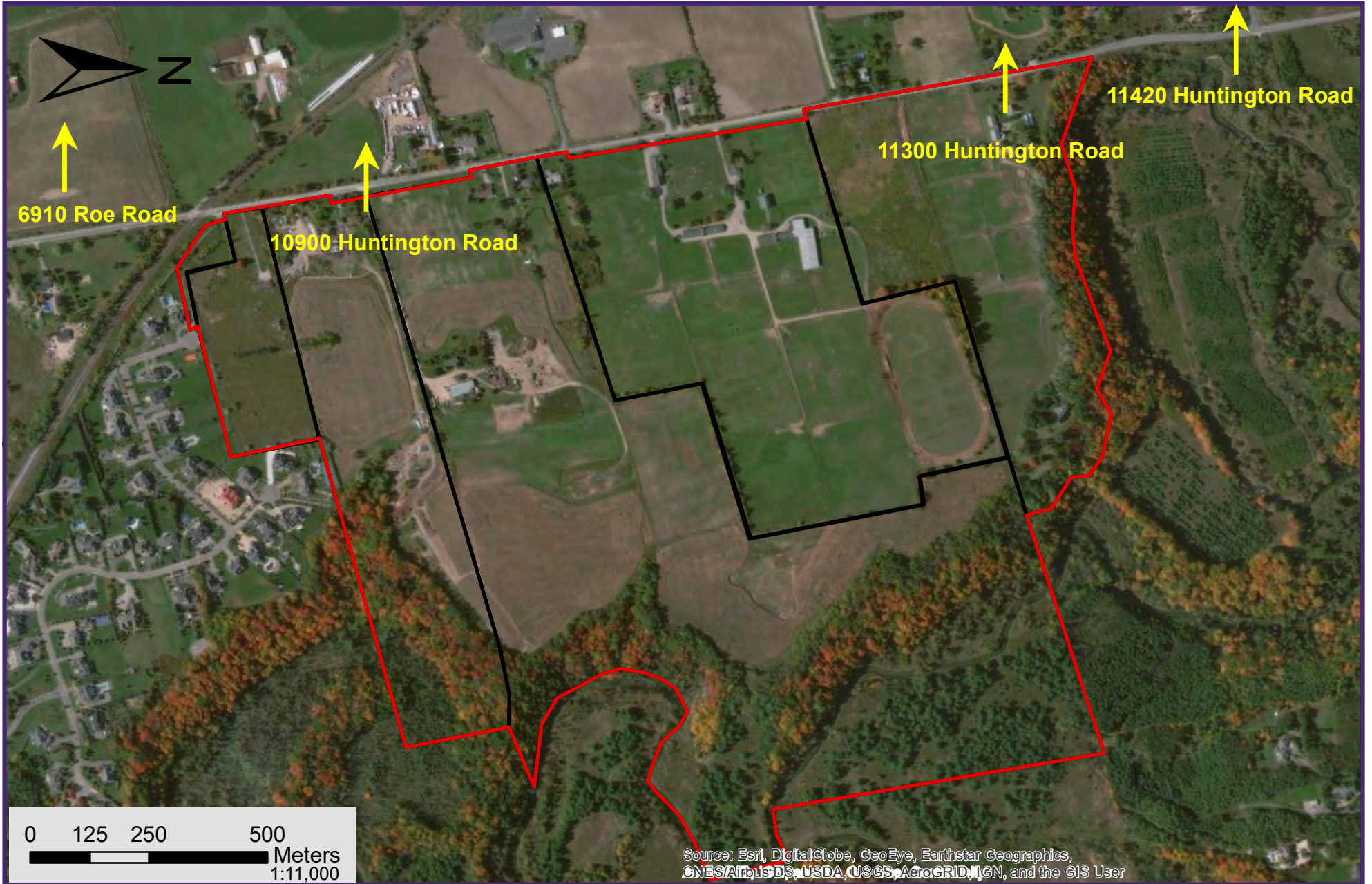
## Legend

- Project Area Boundary
- Cultural Heritage Landscapes
- Property Boundaries



**Cultural Heritage Impact Assessment-  
West Kleinburg Village  
(Block 62 West)**



# Map 3 - Adjacent Cultural Heritage Resources



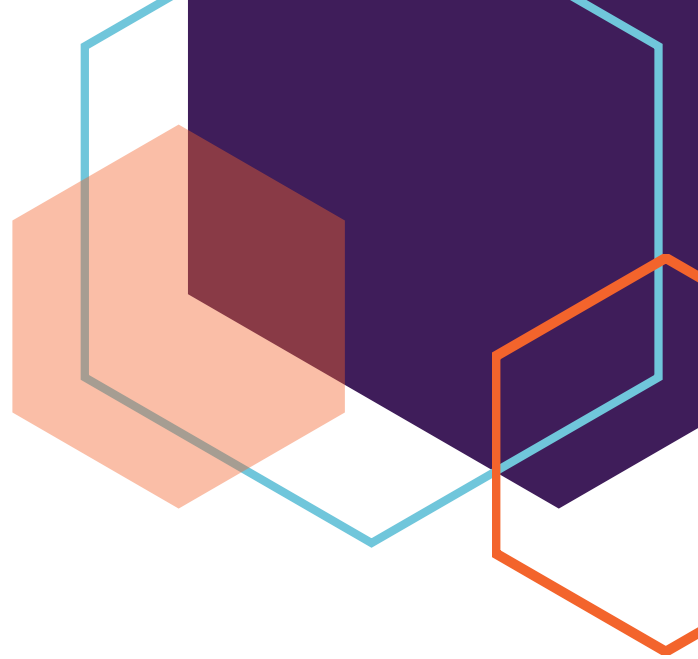
## Legend

-  Project Area Boundary
-  Property Boundaries

**Cultural Heritage Impact Assessment-  
West Kleinburg Village  
(Block 62 West)**



# Appendix E



**Project Manager – Carla Parslow, PhD, CAHP Member in Good Standing:** Dr. Carla Parslow has over 20 years of experience in the cultural heritage resource management (CHRM) industry in Canada. As the President of PHC Inc., Dr. Parslow is responsible for the for the management of CHRM projects, as well as the technical review and quality assurance of all archaeological and cultural heritage projects completed by PHC. Throughout her career, Carla has managed both large and small offices of CHRM professionals and has mobilized both large (50+) and small (4+) teams of CHRM and Environmental projects offices throughout the province of Ontario. Dr. Parslow has served as either Project Manager or Project Director on hundreds of Archaeological and Cultural Heritage Assessments. Dr. Parslow is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Dr. Parslow is responsible for the overall management of the work and is the primary point of contact. Dr. Parslow is also responsible for the overall quality assurance.

**Senior Heritage Specialist – Wilson West, Ph.D., CAHP Member in Good Standing:** Dr. West has worked in the heritage/culture sector for over thirty-five years. His background is diverse with experience as a historian, archaeologist, curator, researcher, policy advisor and heritage preservation consultant. These positions were held within many levels of government and in the private sector. This work included research conducted in library, archival, and web-based venues, and policy advice and expertise to ministry offices, stakeholders and other preservation groups concerning the development and implementation of regulations and guidelines for the protection and preservation of Ontario's marine heritage resources. He also has extensive experience researching, writing and editing cultural heritage resource assessments required for compliance with the Ontario Heritage Act and the Standards & Guidelines for Conservation of Provincial Heritage Properties, including, but not limited to, Heritage Impact Assessments, Cultural Heritage Evaluation Reports and Strategic Conservation Plans. Dr. West is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Dr. West is responsible for senior advisory services to the Heritage Specialist and also serves as the senior review for heritage impact assessments.

**Heritage Specialist – Chris Lemon, B.Sc., Dip. CAHP Member in Good Standing:** Chris Lemon is a Cultural Heritage Specialist and Licensed Archaeologist (R289) with 15 years' experience. He received an Honours B.Sc. in Anthropology from the University of Toronto and has completed course work towards an M.A. from the University of Western Ontario. Mr. Lemon has a Diploma in Heritage Carpentry and Joinery and a Certificate in Heritage Planning from Algonquin College. During his career Mr. Lemon has participated in cultural heritage assessments across Ontario as both a Senior Field Director in archaeology and as a Built Heritage Practitioner. Chris's previous experience includes representation on Joint Health and Safety Committees; he is dedicated to maintaining a safety-first focus on all job sites. Chris has an application for CAHP waiting for approval.

Mr. Lemon is responsible for research, reporting and analysis.

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**Robinson, Stephen**

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**From:** Robinson, Stephen  
**Sent:** Tuesday, September 25, 2007 11:39 AM  
**To:** [REDACTED]  
**Subject:** Recommendations re: design at 11363 Huntington Road

*Calculation*

[REDACTED]

Cultural Services offers the following commentary and recommendations regarding the proposed addition to Building E within the property at 11363 Huntington Road in the City of Vaughan.

Background

Until this application for approval of a Building Permit was made to the City of Vaughan's Building Standards Department, the Cultural Services Division was not aware of any buildings of particular heritage significance on the subject property other than the residence near Huntington Road (see attached image). Because of this, the subject property has not been designated under the Ontario Heritage Act, was not included in the City of Vaughan's Register of Buildings of Architectural and Historical Value and has simply been included in the City of Vaughan Heritage Inventory as a property "of interest".

When asked to comment on a proposal to make an addition to a building located in the east portion of the property, Cultural Services conducted a site visit to determine the nature of other buildings on the property. During the site visit, Cultural Services staff observed a stone and metal gate and a long, treed laneway leading to a large and impressive house likely built in the 1920s or 1930s in Colonial Revival style with a matching coach house to the west of the house. Since this site visit, the property owner has supplied a sketch plan showing building within the subject property (Buildings A to G). With this new knowledge of what are architecturally significant buildings on the subject property, Cultural Services offers the following recommendations regarding the proposal to add a new residence onto the Coach House (Building E).

Recommendations

Elevation drawings dated September 2007, show a two-storey, brick, hip roof residence attached to (but with very little relationship to) the existing coach house building. Cultural Services recommends that the applicant consider a design that is more in keeping with the excellent heritage character of Buildings E and F (see attached images). Features that should be emulated would be those of the Colonial Revival style i.e.: the large, steep pitch gable roof; large, brick chimney stacks and shafts; and numerous gable roof dormers. The coach house (Building E) has original features which correspond to those of the main house (Building F), in particular the wood clapboard siding as well as dormers with double-hung, 6-over-9 wood window sashes and diagonal wood siding on the sidewalls. Unfortunately, the windows of the main house (Building F) have already been replaced but the large bow windows on the north wall remain. Also remaining is the broken pediment hood over the front door. The main house chimney stacks, shafts and side gable walls have since been parged with stucco.

In general, the main house and its coach house have massing, scale and architectural details that represent historical design excellence. A more appropriate infill design would be more sympathetic to the heritage character of these these related buildings. New construction should not simply copy the existing buildings but should blend with a sense of harmony.

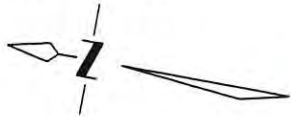
Please feel free to contact me with any questions or comments you may have.

Stephen

9/25/2007

SKETCH SHOWING BUILDING DESIGNATIONS ON  
**WEST HALF OF LOT 30,**  
**CONCESSION 9**  
**CITY OF VAUGHAN**  
 REGIONAL MUNICIPALITY OF YORK  
 SCALE 1:3000

100 50 0 100 METRES  
 SCHAEFFER & DZALDOV LIMITED



WEST HALF OF LOT 30,  
 CONCESSION 9

**NOTE**

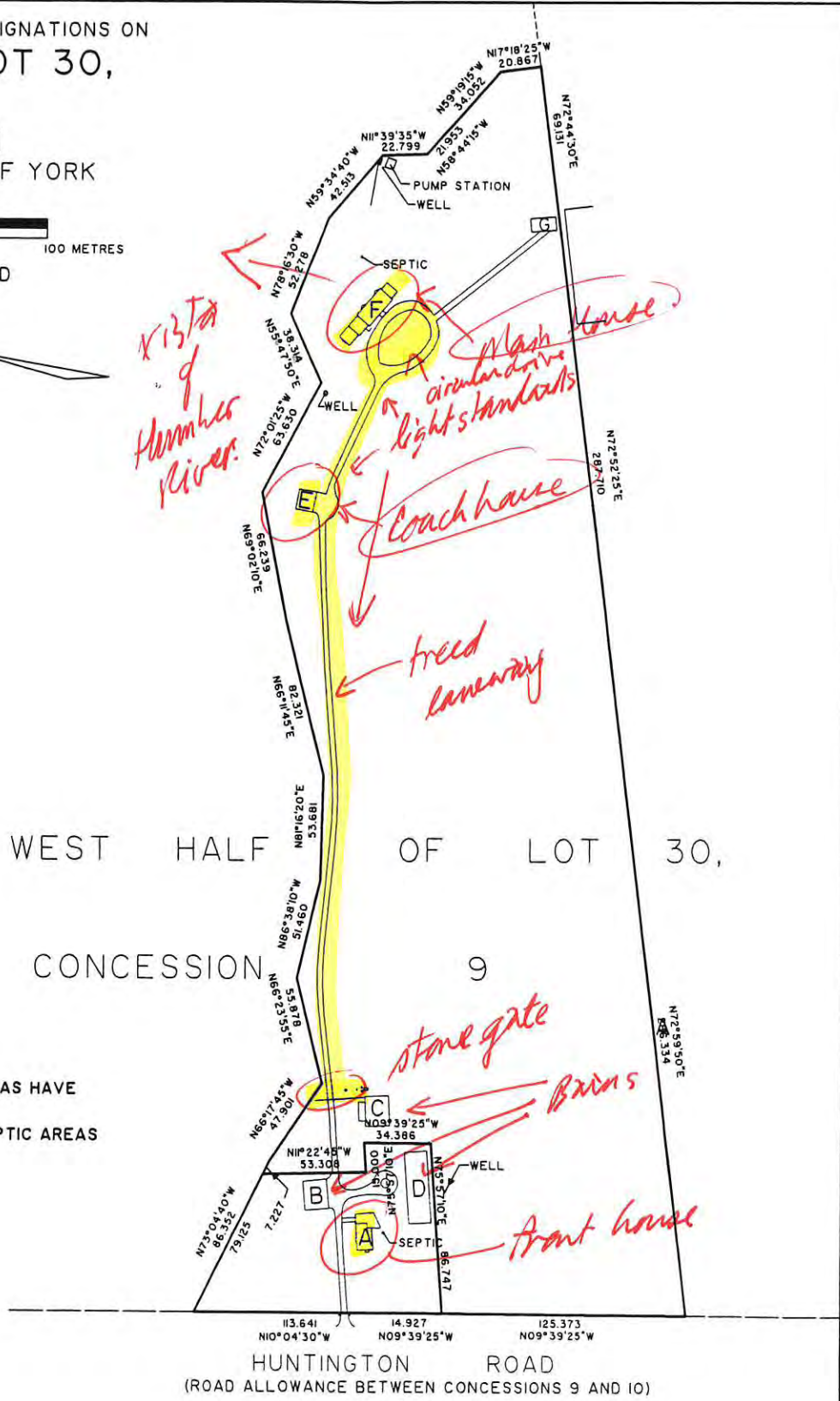
THIS IS NOT A PLAN OF SURVEY AND SHALL ONLY BE USED FOR THE PURPOSE SHOWN ON THE PLAN.

LOCATIONS OF WELLS AND SEPTIC AREAS HAVE BEEN LOCATED BY PROPERTY OWNER.

LOCATION AND SIZE OF WELLS AND SEPTIC AREAS ARE TO BE VERIFIED ON SITE.

**METRIC**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



HUNTINGTON ROAD  
 (ROAD ALLOWANCE BETWEEN CONCESSIONS 9 AND 10)



**SCHAEFFER & DZALDOV LIMITED**  
 ONTARIO LAND SURVEYORS

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DRAWN ACAD/LW CHECKED BY SCALE 1:3000 JOB NO. 99245-SKETCH-ID