

Heritage Vaughan Committee Report

DATE: Wednesday, January 15, 2020

WARD(S): 2

**TITLE: DE-LISTING APPLICATION FOR PROPERTY AT 7141 HWY.50,
VICINITY OF HWY.50 AND HWY.407**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek Heritage Vaughan Committee support and recommendation to Committee of the Whole to approve the removal of the subject property at 7141 Highway 50 (shown in Attachment 2) from the *Listing of Property of Architectural and Historical Significance*.

Report Highlights

- The owners of the subject property are requesting its removal from the Listing of Property of Architectural and Historical Significance ('LSHS')
- The existing building has been altered to a condition that no longer reflects the original architectural intent and value.
- The current condition of the building makes it no longer viable for restoration or conservation to return it to its intended architectural composition.

Recommendations

1. THAT Heritage Vaughan recommend Council approve the proposed removal of the subject property from the *Listing of Property of Architectural and Historical Significance*, under Section 27(1.3) of the *Ontario Heritage Act*.

Background

The subject property at 7141 Highway 50, Vaughan (Part Lot 1, Concession 9, Vaughan) is registered in the City of Vaughan's LSHS, as per Part IV, Subsection 27 of the *Ontario Heritage Act* ('OHA') as approved by Council on June 27, 2005.

The original building on the property was constructed in 1860 as a simple Ontario Cottage. By 1936 when the property changed hands, the new owners constructed a 1-1/2 storey Georgian house on rubble foundation. The building was extensively altered in 1967 when the building changed ownership to the son of the previous owner – and during this time, the entire building took on the appearance of an Ontario Gothic Farmhouse. It was covered in stucco, a new front porch of a simple architectural style was constructed, the rear porch was enclosed, and an entire new rear addition was attached onto the original structure.

Previous Reports/Authority

There are no previous reports.

Analysis and Options

Designated buildings and buildings included in the LSHS are protected and shall be preserved through the tools and provisions outlined in the *Strategy for the Maintenance and Preservation of Significant Heritage Buildings* (as approved by Council on June 27, 2005) and the *City of Vaughan Official Plan 2010, Vol.1*.

Under the Ontario Regulation 9/06, OHA, the subject property had initially met some of the criteria that make it a building of architectural or historical value. In this case, the property was placed on the list when the architectural and heritage significance (of an Ontario Farmhouse) was supported by the context of the subject property. However, since that time, the surrounding approved zoning has removed the context of the original architecture, and the levels of alterations and interventions from the past several decades have removed the architectural language value and consistency of the original building. A list of these alterations consists of:

- the rubble foundation was reinforced with concrete
- the entire building was covered in white stucco
- the front windows were replaced with bow windows
- the front porch was added, in a different architectural style
- the upper dormer was reconstructed in a different architectural style
- the roof was covered in metal roofing
- the front porch was covered in wood shingles
- the rear porch was enclosed

- the north end chimney was removed
- all interior partitions were reorganized, changing the floor plan
- the remaining windows were changed to aluminum frame sliders
- the original basement was underpinned and partially parged
- the new rear addition was constructed and connected to the house
- a new chimney was added to the family room

Financial Impact

There are no requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

Prior to the enforcement of the LSHS register protection measures under the OHA, the subject property has sustained extensive and irreversible alterations that fundamentally affect the quality and value of the building as a Cultural Heritage property. Under the guidelines of the OHA, the cultural, contextual, and architectural values have been diminished. These alterations were completed without permit applications and without architectural drawings, so there are no definite records of the original condition of the building, aside from the attached photographs.

Accordingly, Cultural Heritage staff can support the Heritage Vaughan Committee recommendation to Committee of the Whole the subject property be removed from the LSHS register, as it no longer maintains the minimum criteria for the listing as a property of architectural, cultural heritage, or contextual significance.

For more information, please contact: Nick Borcescu, Senior Heritage Planner, Development Planning, ext. 8191

Attachments

1. Attachment 1 – 7141 Hwy.50_CHIA
2. Attachment 2 – 7141 Hwy.50_Location Map
3. Attachment 3 – 7141 Hwy.50_1954-2018 photos
4. Attachment 4 – 7141 Hwy.50_building in 2019
5. Attachment 5 – 7141 Hwy.50_building details

Prepared by

Nick R. Borcescu, Senior Cultural Planner, Development Planning, ext. 8191