

Heritage Vaughan Committee Report

DATE: Wednesday, April 21, 2021

WARD(S): 3

TITLE: DE-LISTING FOR 11110 JANE STREET

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To seek Heritage Vaughan Committee support and recommendation to Committee of the Whole to approve the de-listing of the subject property located at 11110 Jane Street (shown in Attachment 1) from the Listing of Property of Architectural and Historical Significance. The subject property previously contained the McKinnon/Armstrong farmhouse which was been demolished.

Report Highlights

- Cultural Heritage staff are requesting the subject property be removed from the Listing of Property of Architectural and Historical Significance
- The property previously contained the McKinnon/Armstrong farmhouse which has been demolished
- Given the built heritage resource was the only contributing cultural heritage feature on the property, which was demolished, the property no longer has cultural heritage value

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 located at 11110 Jane Street is Listed in the Municipal Registrar ('Registrar') under Section 27 of the *Ontario Heritage Act*. The previous two-storey, nineteenth-century Victorian farmhouse, with a rear one-storey addition, as well as a barn located on the property comprised a remnant of the rural cultural heritage landscape of the Hamlet of Teston. The demolition of the structures was proposed as part of the development applications (Z.19.007, 19T-19V002, DA.19.072) submitted to permit the new construction of a 51,000 square metre warehouse and distribution centre and requisite parking lot.

The applicant submitted a Cultural Heritage Impact Assessment (CHIA), dated July 2019 in support of the above referenced development applications to evaluate the existing Cultural Heritage value and its potential impact of demolition. The CHIA report was conducted using the criteria outlined in Ontario Regulation 9/06. It was determined the existing property retained some cultural heritage value, including physical and contextual value. However, the existing farmhouse and barn situated on the subject property was in a significantly deteriorated condition, and a structural assessment conducted by Zaretsky Consulting Engineers Inc., dated May 23, 2019 found the building was beyond repair and should be demolished. The full CHIA report is available as Attachment #2.

Due to the extensive deterioration of the buildings, which was confirmed in the structural assessment, a Heritage Clearance was issued in September 2019 and the main farmhouse building and associated barn were demolished. The property remains included on the municipal heritage register (i.e., listed under Section 27 of the *Ontario Heritage Act*) and must be de-listed as the property no longer retains its previously identified cultural heritage value. As a condition of final Site Plan approval for the new construction on the subject lands, the Owner must submit an application to de-list the property to be considered by the Heritage Vaughan Committee and Council, as specified by Section 27 of the *Ontario Heritage Act*. This request was submitted on March 19, 2021.

The CHIA contained a recommendation that one of the new municipal roads proposed in the development be named after its historical property owners as partial commemoration. Development Planning Department staff concurred with the recommendation of the CHIA and included this matter as a condition of subdivision approval. Although the initially proposed names were not available at that time, a review of the family history resulted in the suggestion of the name "McGown". This name references Jane McGown, the wife of Charles McKinnon and their family, who were the earliest settlers on the subject property, until just before 1878. The selection of the street name was done in consultation with the

Development Planning GIS Division, who determined that it met the street naming policies of the City of Vaughan and was vetted by the Fire Department and York Region.

Previous Reports/Authority

There are no previous reports.

Analysis and Options

The property municipally known as 11110 Jane Street is Listed under Section 27 of the *Ontario Heritage Act*. As the subject property no longer retains any of its previously identified cultural heritage value, it should be removed from the City of Vaughan's list of municipal heritage properties. The de-Listing of this property was a condition of approval of the related Site Plan application DA.19.072 that the Owner must submit an application to de-list the property as specified by Section 27 of the *Ontario Heritage Act*.

The City of Vaughan Standards for Heritage Commemoration Plaques policy, Section 6.1.3.4 states, *"naming roads and City infrastructure and facilities after persons, events or places important to the City's cultural heritage, consistent with the City's naming policy."* To commemorate the lost cultural heritage resource, a street within the development will be named "*McGown*" after Jane McGown, who along with her husband Charles McKinnon, were the earliest settler family to live on the subject property.

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

The built heritage resource located at 11110 Jane Street was destroyed through exposure and neglect. There are no other remaining cultural heritage resources and subsequently, the property no longer retains cultural heritage value. The subsequent site development will include a street named after one of the historic property owners, in accordance with City of Vaughan policies of Section 6.1.3.4 (Promoting Vaughan's Cultural Heritage).

Accordingly, Cultural Heritage staff can support the Heritage Vaughan Committee recommendation to Committee of the Whole that the subject property be removed from

the Listing of Property of Architectural and Historical Significance register, as it no longer maintains the criteria for the listing as a property of architectural, cultural heritage, or contextual significance.

For more information, please contact: Katrina Guy, Cultural Heritage Coordinator, Development Planning, ext. 8115

Attachments

1. Attachment 1 – Location Map
2. Attachment 2 – CHIA Addendum

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