

CULTURAL HERITAGE IMPACT ASSESSMENT
11110 JANE STREET,
COMMUNITY OF MAPLE, CITY OF VAUGHAN, ONTARIO

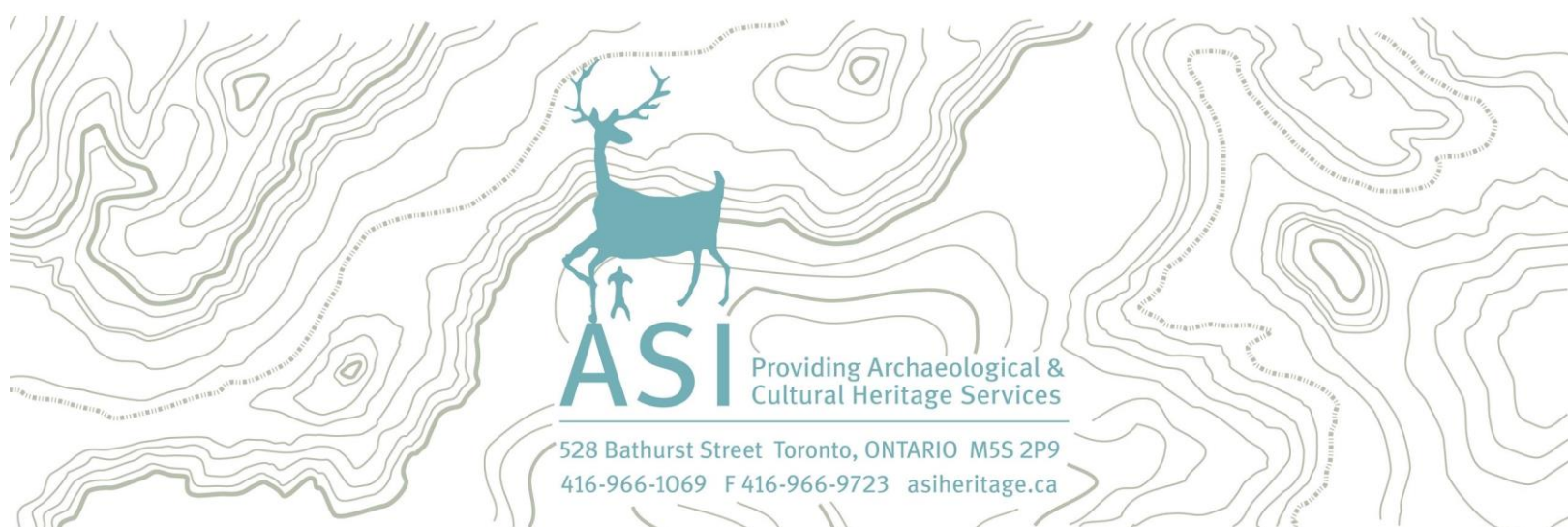
Prepared for:

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1500 Highway 7
Concord, Ontario L4K 5Y4

ASI File: 19CH-066

ATTACHMENT 2

July 2019
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CULTURAL HERITAGE IMPACT ASSESSMENT

11110 Jane Street
COMMUNITY OF MAPLE, CITY OF VAUGHAN, ONTARIO

EXECUTIVE SUMMARY

ASI was contracted by Conmar Developments Inc. & Fenlands Vaughan Inc. to prepare a Cultural Heritage Impact Assessment (CHIA) for the proposed development within the subject property at 11110 Jane Street within the City of Vaughan. This CHIA is structured to evaluate the cultural heritage value of the subject property and to provide an assessment of the proposed impacts of the proposed development to any identified cultural heritage value within the subject property as well as adjacent listed heritage properties. The property at 11110 Jane Street in the City of Vaughan contains a two-storey, nineteenth-century Victorian farmhouse with a rear one-storey addition. The property at 11110 Jane Street is listed on the City of Vaughan's *Register of Property of Cultural Heritage Value*. The subject property is adjacent to two properties that are also identified on the City of Vaughan's *Register of Property of Cultural Heritage Value*, including 10980 Jane Street and 11273 Jane Street.

The proposed development involves the demolition of the existing farmhouse and removal of all existing landscape features, and the construction of an approximately 51,000 square metre warehouse and distribution centre with a parking lot.

An evaluation of the cultural heritage value of the existing property at 11110 Jane Street was conducted using the criteria outlined in Ontario Regulation 9/06. It was determined that the existing property retains some cultural heritage value, including physical and contextual value. However, the existing residential building within the subject property is in significantly deteriorated condition, and a structural assessment conducted by Zaretsky Consulting Engineers Inc. dated 23 May 2019 finds that the building is beyond repair and should be demolished.

While the demolition of a structure found to retain cultural heritage value is not a desirable outcome, restoration and retention of the structure has been determined not to be feasible based on Zaretsky Consulting Engineers Inc.'s structural assessment. Historical commemoration of the subject property through the introduction of historical street names for proposed new streets will provide interpretation of the site while allowing the re-development of the subject property with its proposed new use. Additionally, the proposed development should not have a significant impact on the adjacent listed heritage properties at 10980 Jane Street and 11273 Jane Street.

The following recommendations follow from an assessment of the proposed development's impacts on identified heritage attributes. These recommendations include:

1. This report should be submitted to Heritage Staff at the City of Vaughan for review, and upon approval, filed and archived with the Vaughan Public Library and the City of Vaughan Archives;
2. The proposed development plan should include soft landscaping along the south and east lot lines to ensure a continuation of a visual buffer between the proposed warehouse building and adjacent listed heritage property at 10980 Jane Street and to improve the relationship of the proposed development with the existing streetscape along Jane Street; and,



3. The proposed new municipal street within the subject property should be named after its historical property owners.



PROJECT PERSONNEL

<i>Senior Project Manager:</i>	Dr. Katherine Hull <i>Partner and Director, Cultural Heritage Division</i>
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1.0 INTRODUCTION

ASI was contracted by Conmar Developments Inc. & Fenlands Vaughan Inc. to prepare a Cultural Heritage Impact Assessment (CHIA) for the proposed development at 11110 Jane Street within the Community of Maple, City of Vaughan (Figure 1). This CHIA is structured to evaluate the cultural heritage value of the subject property and to provide an assessment of the proposed impacts to any identified cultural heritage value within the subject property in accordance with the City of Vaughan's *Guidelines for Cultural Heritage Impact Assessments* (2016). The property at 11110 Jane Street in the City of Vaughan contains a two-storey red brick residential building with a one-storey frame addition. The property is listed on the City of Vaughan's *Register of Property of Cultural Heritage Value*. The subject property is adjacent to two properties that are also identified on the City of Vaughan's *Register of Property of Cultural Heritage Value*, including 10980 Jane Street to the south and 11273 Jane Street.

The proposed development involves the demolition of the existing residential building and removal of all existing landscape features, followed by the construction of an approximately 51,000 square metre warehouse and distribution centre with a parking lot.

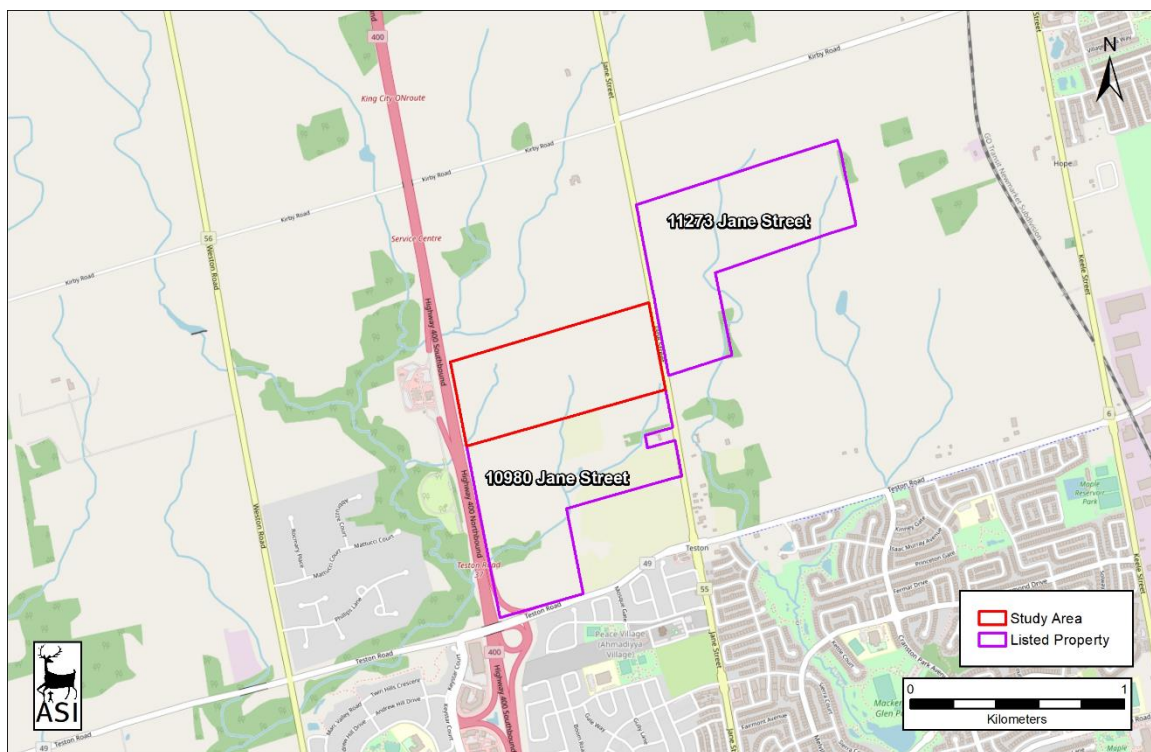


Figure 1: Location of the subject property at 11110 Jane Street in Vaughan, Ontario and adjacent heritage properties at 10980 Jane Street and 11273 Jane Street

(Open Street Maps)

The research, analysis, and fieldwork were conducted by Laura Loney, Cultural Heritage Specialist and Project Manager, under the senior project direction of Dr. Katherine Hull, Partner and Director of the Cultural Heritage Division, ASI. This CHIA follows the Ministry of Tourism, Culture and Sports' *Ontario*

Heritage Toolkit (2006), the City of Vaughan's *Guidelines for Heritage Impact Assessments* (2016); and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) (Ministry of Tourism, Culture and Sport 2006a; City of Vaughan 2016; Parks Canada 2010). Research was completed to investigate, document, and evaluate the cultural heritage resources within and adjacent to the study area.

This document will provide:

- a description of the subject property, including location, a detailed land use history of the site, and photographic documentation;
- an evaluation and description of the subject property's cultural heritage value based on archival research and site analysis, and contribution to the surrounding area;
- an assessment of impacts of the proposed undertaking; and,
- A description of potential mitigation measures and recommendations for approval by the City of Vaughan.

1.1 Location and Study Area Description

The subject property is located at 11110 Jane Street within the City of Vaughan (Figure 2). The subject property contains a two-storey, L-shaped red brick residential building with rear (west) wing and a frame one-storey addition. The residential building is centred within the lot, significantly set back from the right-of-way along the west side of Jane Street, and is accessed via a long driveway from the west side of Jane Street (Figure 3 and Figure 4). Highway 400 extends along the west property line of the subject property. The property is located in a generally agricultural area with a residential area further to the south beyond Teston Road.

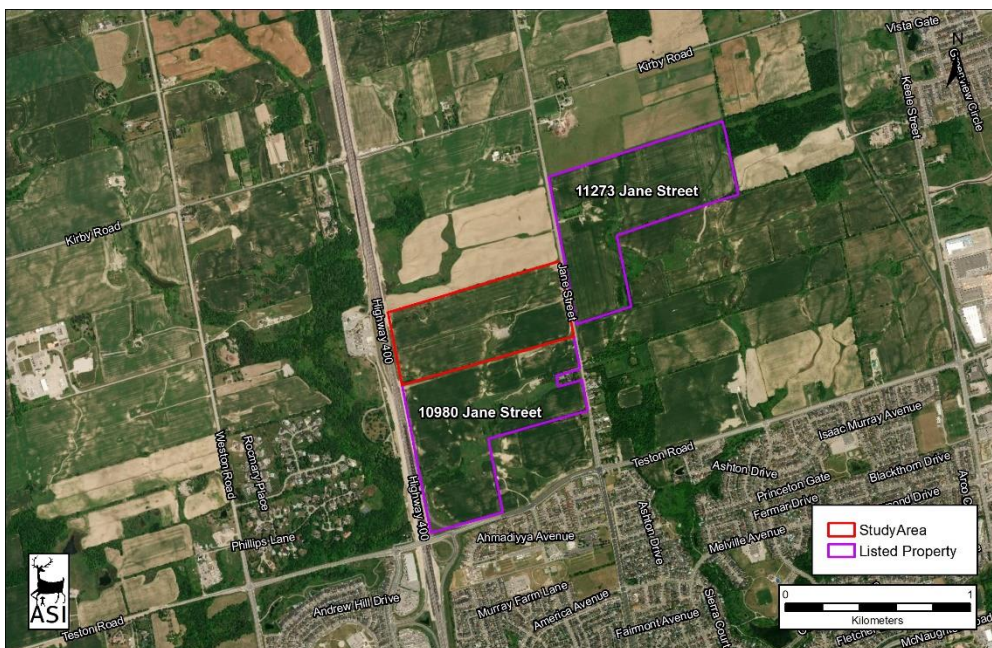


Figure 2: Aerial Photograph of the Subject Property at 11110 Jane Street and adjacent listed heritage properties at 10980 Jane Street and 11273 Jane Street, City of Vaughan



Figure 3: Subject property at 11110 Jane Street, looking west into the property from Jane Street
(ASI 2019)



Figure 4: Existing residential building at 11110 Jane Street
(ASI 2019)

1.2 Property Ownership

The subject property is currently owned by Conmar Developments Inc. & Fenlands Vaughan Inc.

Conmar Developments Inc. & Fenlands Vaughan Inc.
1500 Highway 7
Concord, Ontario L4K 5Y4

1.3 Policy Framework

The authority to request this heritage assessment arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, the *Provincial Policy Statement* (2014), and the *City of Vaughan's Official Plan* (2010) (Ministry of Culture 1990; MMAH 1990; Ministry of Municipal Affairs and Housing 2014; City of Vaughan 2017).

1.3.1 Ontario Heritage Act

The *Ontario Heritage Act* (OHA) (2005) enables designation of properties and districts under Part IV and Part V, Sections 26 through 46 and provides the legislative basis for applying heritage easements to real property (Ministry of Culture 1990).

1.3.2 Planning Act (1990) and Provincial Policy Statement (PPS 2014)

The *Planning Act* (1990) and related *Provincial Policy Statement (PPS 2014)* make several provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. To inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

- 2 (i) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

The *PPS* indicates in Section 4 - Implementation/Interpretation, that:

- 4.7 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan (Ministry of Municipal Affairs and Housing 2014).

Those policies of relevance for the conservation of heritage features are contained in Section 2, *Wise Use and Management of Resources*, in which the preamble states that “Ontario’s long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.”

Accordingly, in subsection 2.6, *Cultural Heritage and Archaeology* makes the following relative provisions:

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

This provides the context not only for discrete planning activities detailed in the *Planning Act* but also for the foundation of policy statements issued under Section 3 of the *Planning Act* (MMAH 1990).

1.3.3 City of Vaughan Official Plan (2010)

The City of Vaughan's guidelines for CHIAs are outlined in the City's *Guidelines for Cultural Heritage Impact Assessments* (2016) (Appendix A). This document draws on provincial policies, as well as those policies outlined in Chapter 6, Volume 1, of the City of Vaughan's *Official Plan* (2017 Consolidation), which states the following:

6.1.1.1 To recognize and conserve cultural heritage resources, including heritage buildings and structures, cultural heritage landscapes, and other cultural heritage resources, and to promote the maintenance and development of an appropriate setting within, around and adjacent to all such resources.

6.1.2.3. 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*.

6.1.2.7. Any property worthy of designation under Part IV of the *Ontario Heritage Act* that fulfills one or more of the criteria identified in policy 6.1.2.6 will be considered to possess cultural heritage value.

6.2.2.1. That, pursuant to the *Ontario Heritage Act*, the City may, through a by-law, protect cultural heritage resources by entering into heritage easement agreements or by designating:

- Individual properties;
- Heritage Conservation Districts where there is a concentration of cultural heritage resources in accordance with Policy 6.3.2.1;
- Cultural heritage landscapes; and
- archaeological sites.

6.2.2.2. That if development is proposed on any property listed in the Heritage register, that the property, or portions of the property, may be considered for heritage designation or entering into a heritage easement agreement to secure conservation of significant heritage resources.

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.

6.2.4.1. That Cultural heritage impact assessments shall be prepared by a professional with expertise in cultural heritage resources and in accordance with the requirements of this Plan, and that:

- a. the assessment must demonstrate whether the heritage values and character of cultural heritage resources, as identified by the City, are being retained, improved, adversely impacted or lost by the proposed development;
- b. the assessment may not substitute alternate heritage values or character for those that have been approved or endorsed by the City; and
- c. where there is no designation by-law, approved heritage character statement or approved conservation plan, the assessment must document, to the City's satisfaction, the cultural heritage values of the property.

6.2.4.2. That Cultural heritage impact assessments are subject to City review. In review of Cultural heritage impact assessments, the City:

- a. will be guided by Good heritage conservation practices and heritage conservation principles as identified in policy 6.2.2.6 of this Plan, by priorities for on-site retention as identified in policy 6.2.2.7 of this Plan, and by any other relevant policies of this Plan; and
- b. may impose conditions of approval to secure the long-term conservation of the resource.

6.2.4.4. That, in the event a cultural heritage resource is to be demolished and this has been demonstrated to the City's satisfaction, the Cultural heritage impact assessment must recommend, to the City's satisfaction, mitigation measures (such as the reuse of materials or building elements in the development or in other developments) and archival documentation, as may be defined in the Vaughan Heritage Conservation Guidelines (City of Vaughan 2017).



1.3.4 The Growth Plan for the Greater Golden Horseshoe (2017)

The 2017 *Growth Plan for the Greater Golden Horseshoe (Growth Plan)* identifies several policies relating to the conservation of cultural heritage resources within the Province. Section 1.1 of the Growth Plan speaks to the challenges faced by increased growth in the Greater Golden Horseshoe, and that “[u]rban sprawl can degrade the region’s air quality; water resources; natural heritage resources, such as rivers, lakes, woodlands, and wetlands; and cultural heritage resources.

Section 4 of the *Growth Plan* speaks to the protection of valuable resources, including cultural heritage resources, in Section 4.1:

The *GGH* contains a broad array of important hydrologic and *natural heritage features and areas*, a vibrant and diverse agricultural land base, irreplaceable *cultural heritage resources*, and valuable renewable and non-renewable resources. These lands, features and resources are essential for the long-term quality of life, economic prosperity, environmental health, and *ecological integrity* of the region. They collectively provide essential ecosystem services, including water storage and filtration, cleaner air and habitats, and support pollinators, carbon storage, adaptation and resilience to climate change.

Through their historic relationship with the lands and resources in this region, Indigenous communities have gained traditional knowledge that is of value to the planning decisions being made today. A balanced approach to the wise use and management of all resources, including those related to water, natural heritage, agriculture, cultural heritage, and mineral aggregates, will be implemented in the *GGH*.

The *GGH* also contains important *cultural heritage resources* that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through *development* and *site alteration*. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.

Section 4.27 of the *Growth Plan* provides specific policy guidance relating to cultural heritage resources:

4.2.7 Cultural Heritage Resources

Cultural heritage resources will be *conserved* in order to foster a sense of place and benefit communities, particularly in *strategic growth areas*.

Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of *cultural heritage resources*.

Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making (Ministry of Municipal Affairs and Housing 2016).



1.4 Project Consultation

The following organizations, websites, online heritage documents, and online heritage mapping tools were reviewed to confirm the level of significance of the subject property, the location of additional previously identified cultural heritage resources adjacent to the study area, and to request additional information generally:

- City of Vaughan *Register of Property of Cultural Heritage Value* (City of Vaughan 2005) [Accessed 29 May 2019];
- Canadian Register of Historic Places (Parks Canada) [Accessed 29 May 2019];
- Parks Canada website (national historic sites) (Parks Canada 2017) [Accessed 29 May 2019];
- Ontario Heritage Trust *Ontario Heritage Plaque Guide*, an online, searchable database of Ontario Heritage Plaques (Ontario Heritage Trust n.d.) [Accessed 29 May 2019];
- Email correspondence with the Archives of Ontario [6 June 2019];
- Email correspondence with Courtney Scott, Archival Records Analyst, Archives and Records Management Services, City of Vaughan [31 May 2019; 4 June 2019];
- Email correspondence with Katrina Guy, Heritage Coordinator, City of Vaughan [22 May 2019, 28 May 2019; response received 3 June 2019]; and,
- Historical and genealogical records at Ancestry.com.

2.0 HISTORICAL RESEARCH

A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land-use. The following section provides the results of this research.

2.1 Township and Settlement History

2.1.1 Overview of Indigenous Land Use

Southern Ontario has a cultural history that begins approximately 11,000 years ago. The land now encompassed by the former Township of Vaughan has a cultural history which begins approximately 10,000 years ago and continues to the present. Table 1 provides a general summary of the history of Indigenous land use and settlement of the area.¹

¹ While many types of information can inform the precontact settlement of the City of Vaughan, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.



Table 1: Outline of Southern Ontario Prehistory

Period	Archaeological/ Material Culture	Date Range	Lifeways/ Attributes
PALEO-INDIAN PERIOD			
Early	Gainey, Barnes, Crowfield	9000-8500 BCE	Big game hunters
Late	Holcombe, Hi-Lo, lanceolate	8500-7500 BCE	Small nomadic groups
ARCHAIC			
Early	Nettling, Bifurcate-base	7800-6000 BCE	Nomadic hunters and gatherers
Middle	Kirk, Stanley, Brewerton, Laurentian	6000-2000 BCE	Transition to territorial settlements
Late	Lamoka, Genesee, Crawford Knoll, Innes	2500-500 BCE	Polished/ground stone tools (small stemmed)
WOODLAND PERIOD			
Early	Meadowood	800-400 BCE	Introduction of pottery
Middle	Point Peninsula, Saugeen	400 BCE-CE 800	Incipient horticulture
Late	Algonkian, Iroquoian	CE 800-1300	Transition to village life and agriculture
	Algonkian, Iroquoian	CE 1300-1400	Establishment of large palisaded villages
	Algonkian, Iroquoian	CE 1400-1600	Tribal differentiation and warfare
POST-CONTACT PERIOD			
Early	Huron, Neutral, Petun, Odawa, Ojibwa	CE 1600-1650	Tribal displacements
Late	Six Nations Iroquois, Ojibwa Euro-Canadian	CE 1650-1800's CE 1800-present	European settlement

The land in which the subject property is located was included in the Toronto Purchase, Treaty No. 13, signed on August 2, 1805 by the Mississaugas and the British Crown in Port Credit at the Government Inn. A provisional agreement was reached with the Crown on August 2, 1805, in which the Mississaugas ceded 70,784 acres of land bounded by the Toronto Purchase of 1787 in the east, the Brant Tract in the west, and a northern boundary that ran six miles back from the shoreline of Lake Ontario (Mississaugas of the Credit First Nation 2017).

2.1.2 Vaughan Township

The first township survey was undertaken in 1793, and the first legal settlers occupied their land holdings in 1796. The township was named in honour of Benjamin Vaughan, who was one of the negotiators for the Treaty of Paris which ended the American Revolutionary War in 1783. In 1805, Boulton noted that the soil in Vaughan was “much improved,” and due to its proximity to York “may be expected to form an early and flourishing settlement.” Vaughan was initially settled by Loyalists, the children of Loyalists, disbanded soldiers, and by Americans including the Pennsylvania Dutch, French Huguenots, and Quakers. By the 1840s, the township was noted for its excellent land and “well cleared and highly cultivated farms” (Boulton 1805:89; Smith 1846:199; Reaman 1971:19; Armstrong 1985:148; Rayburn 1997:355)



2.1.3 Villages of Maple and Teston

The subject property is located to the northwest of the historic villages of Teston and Maple in the former Township of Vaughan.

The community of Teston, which extended north of Teston Road to Lot 27 along the east side of Concession 4, was named Thanesville after an English settler by the name of Thane who settled in the area between 1847 and 1852. Thanesville was soon an established community, including two stores, a blacksmith, woodworking shop, a hotel, and a school (Reaman 1971). After Confederation, the village was renamed Teston after an early settler, T. Chapman, who had immigrated to the area from a place called Teston in England (Reaman 1971:121). The community appeared on the 1860 Tremaine's Map of the County of York, following the establishment of a post office within the community (Figure 5). However, as the community was bypassed by main roads and rail routes, the community did not grow beyond a population of about 100 people (Regional Municipality of York 1973).



Figure 5: Post Office in Teston, Ontario, c. 1900
(City of Vaughan Archives 1900)

The village of Maple was first established around the intersection of Major Mackenzie Drive and Keele Street intersection in the early 1800s (City of Vaughan 2019). The first settlers were mainly German Lutherans from Pennsylvania, followed by British immigrants in the mid-1820s. It was first known as Noble's Corner, after the first Postmaster, Joseph Noble, and then later renamed Rupertsville after a highly respected local doctor, Dr. Rupert (City of Vaughan 2019). In 1855, Noble's Corner was renamed Maple after the numerous Maple trees once located along Keele Street, according to local folklore. The first church was established in Maple in the 1830s was St. Andrew's Presbyterian Church (City of Vaughan 2019). Methodist meetings were held as early as 1835 but a church not constructed until 1870. St. Stephen's Anglican Church was established in 1838 (City of Vaughan 2019). The boggy terrain surrounding the road south from the community (now Keele Street) meant that travelers often avoided the route and so the village was overshadowed by the more prosperous settlements of Teston and Sherwood. This changed when the Ontario, Huron and Simcoe Railway arrived. A hotel was built during

the 1850s to accommodate travelers through the area. By the late nineteenth century, Maple boasted a sawmill, rope factory, funeral parlour, hotel, hardware store, pump factory and harness shop. Maple became a Police Village in 1928 after reaching a population of 2000. Soon after the number of businesses decreased but the village remained fairly large, with a population of over 1000 when it became part of the Town of Vaughan in 1971 (Mika and Mika 1981; Rayburn 1997).

2.2 Land Use History: 11110 Jane Street

The following land use history is based on a combination of land registry records, historical mapping, census records, assessment/collector rolls, newspapers, and secondary sources. The subject property at 11110 Jane Street is located within Lot 28, Concession 5 within the community of Maple in the City of Vaughan, Ontario.

The inscription within Lot 28, Concession 5 within the 1798 Patent Plan for Vaughan Township Land is illegible (Figure 6), however land registry abstracts indicate that Lot 28, Concession 5 was purchased by Charles McKinnon in 1829 (Reaman 1971). The 1860 *Tremaine's Map of the County of York* identifies the owners of Lot 28, Concession 5 as James McNair (west half) and the estate of Charles McKinnon (east half) (Figure 7) (Tremaine 1860). Land abstracts indicate that the patent for the east half of Lot 28, Concession 5, totaling 98 acres, was given to Neil McKinnon and Alexander McKinnon in 1872.

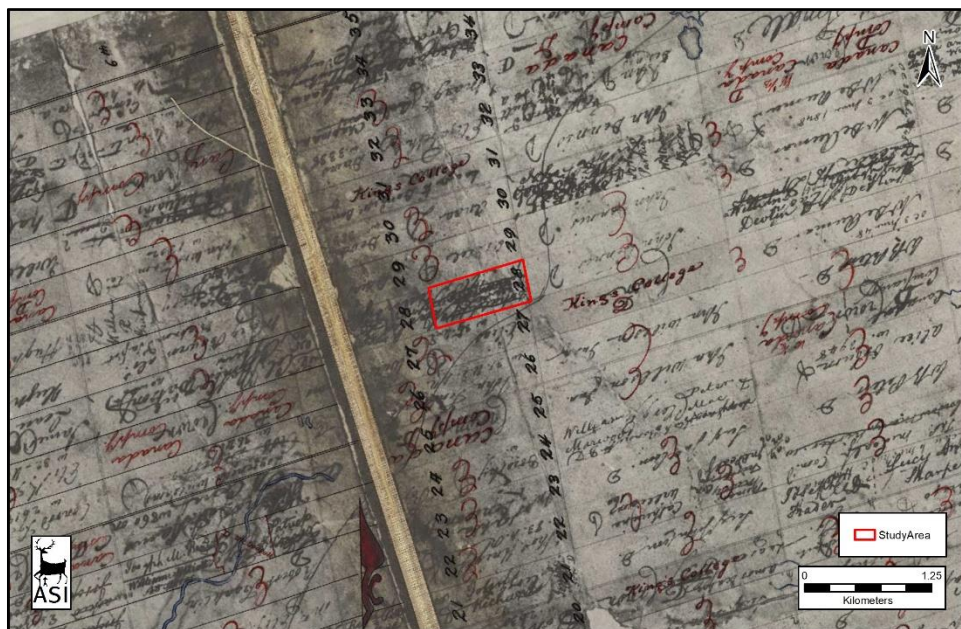


Figure 6: 1798 Patent Plan for Vaughan Township

(Anon 1798)

According to the 1861 Census, Alexander McKinnon was born in 1838 and was a labourer, while he is later identified in the 1871 Census as a carpenter (Ancestry 1861; Ancestry 1871). The 1871 *Nason's East and West Ridings of the County of York or Townships of Etobicoke, Markham, Scarboro', Vaughan & York Directory* identifies Alexander McKinnon as a freeholder and farmer on Lot 28, Concession 5, in Teston

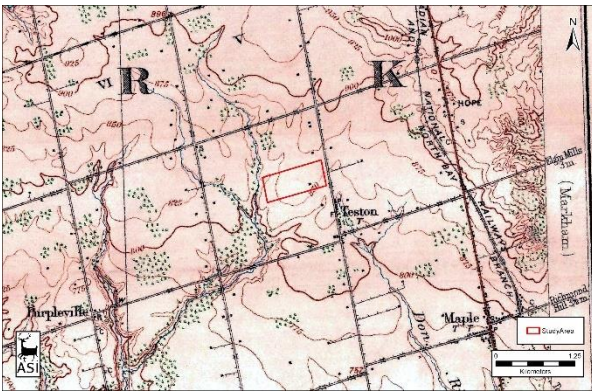


Figure 11: 1926 National Topographic Map
(Department of National Defence 1926)

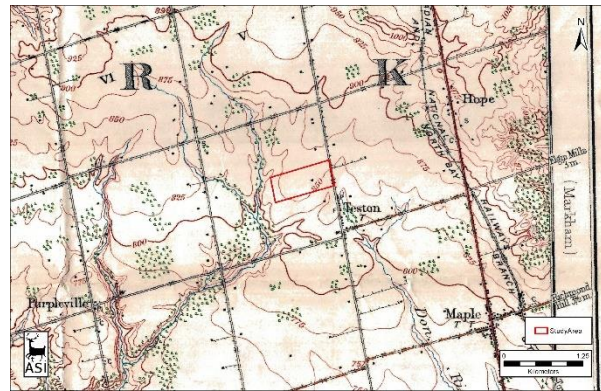


Figure 12: 1934 National Topographic Map
(Department of National Defence 1934)

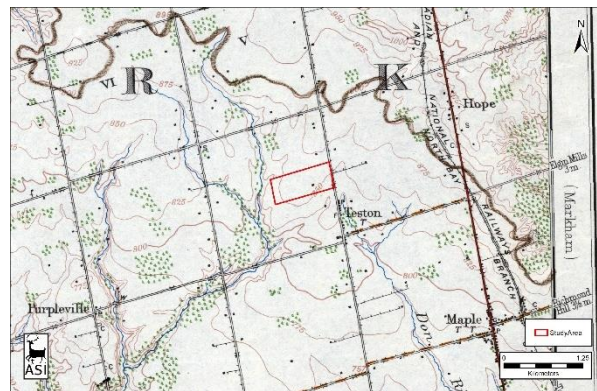


Figure 13: 1940 National Topographic Map
(Department of National Defence 1940)

The property remained in the Armstrong family until 1942 when it was sold to Mervil Hare, who owned the property until 1954 when it was then sold to Percy J. Leatherdale. A corridor through the centre of Lot 28, Concession 5 was expropriated by the Provincial Government in the mid-1940s in anticipation of the construction of Highway 400, all lanes of which were opened between North York and Barrie on June 30, 1952 (Bever 2019).

1954 aerial photography shows Highway 400 extending along the west (rear) property line of the subject property. Trees are shown along the south and north lot lines and through the centre of the fields. The existing residence is shown with some trees between the residence and Jane Street and the existing driveway is somewhat legible, however the existing dense trees and vegetation along the existing driveway are not visible in the 1954 aerial photograph (Figure 14). Trees along the driveway are visible in aerial photography from 1970 (Figure 15).

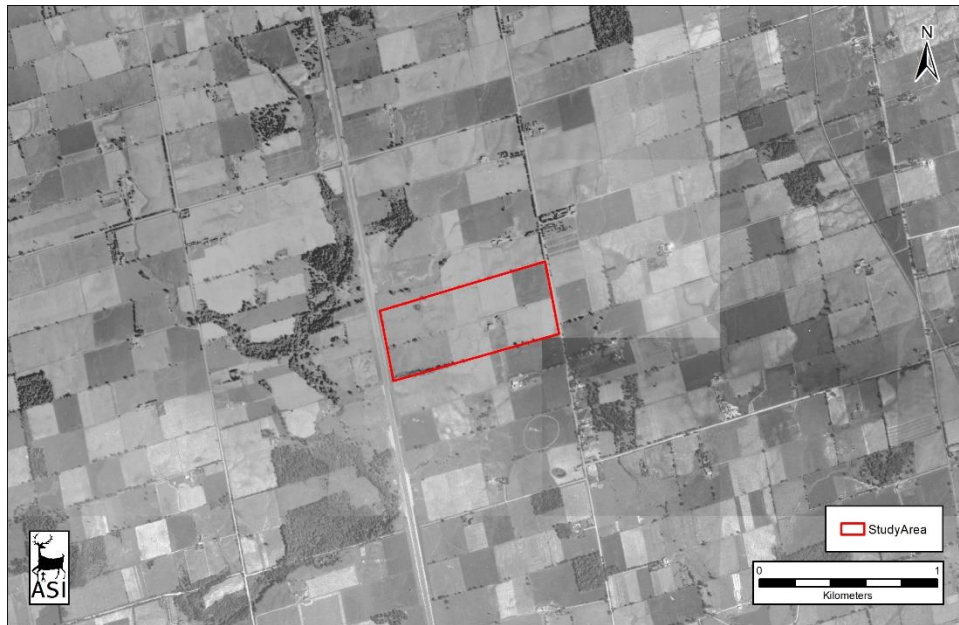


Figure 14: 1954 Aerial Photograph of the Subject Property
(Hunting Survey Corporation Limited 1954)



Figure 15: 1970 Aerial Photograph of the Subject Property
(Region of Peel)

In 1970, the property was purchased by 226603 Investments Ltd and then sold to 121763 Ontario Ltd. in 1996. In 2016, Conmar Developments Inc. and Fenlands Vaughan Inc. purchased the property.

It is unclear how long the subject property has been in its existing condition, however a photograph from the City of Vaughan's 2005 Register of Property of Cultural Heritage Value appears to show the building generally intact (Figure 16). Aerial photography between 2014 and 2015 appear to show the removal of buildings to the west of the residential building (Figure 17, Figure 18).



Figure 16: Residential building at 11110 Jane Street, n.d.
(City of Vaughan 2005)



Figure 17: 2014 Aerial Photograph of the Subject
Property

(Region of Peel)



Figure 18: 2015 Aerial Photograph of the Subject
Property

(Region of Peel)

3.0 EXISTING CONDITIONS

3.1 Introduction

A field review was conducted by Laura Loney of ASI on 5 June 2019 to survey and document the study area and its environs. As the residence was unoccupied, the existing residential building was evaluated

from the exterior and interior to gain further information on the property's heritage attributes. However, due to the existing condition of the residential building and safety concerns, it was not feasible to document all interiors at the time of ASI's site visit.

3.2 Existing Conditions

3.2.1 11110 Jane Street – Landscape

The subject property is located along the west side of Jane Street, north of Teston Road, in a generally agricultural area. The property is divided into a north half and a south half by the central gravel driveway providing access from Jane Street and extending through two agricultural fields (Figure 19 through Figure 23). Established spruce trees line a portion of the existing gravel driveway along the north side. The existing residential building is surrounded by overgrown vegetation and several mature trees, screening the building from view from Jane Street (Figure 21, Figure 24, Figure 25 through Figure 28). The gravel driveway extends around the south side of the existing residential building and expands into a large gravel parking area (Figure 25, Figure 27 and Figure 28). Agricultural fields are located to the north and south of the central driveway, with naturalized vegetation along the west side of the property between the fields (Figure 26, Figure 29 and Figure 30).



Figure 19: Looking southwest from the east side of Jane Street, showing the subject property to the right (ASI 2019)



Figure 20: Looking northwest from the west side of Jane Street, showing the subject property to the left (ASI 2019)



Figure 21: Looking west along the gravel driveway into the subject property, showing agricultural fields on either side

(ASI 2019)



Figure 22: Looking west within the agricultural fields at the north end of the subject property, showing the treeline along the north lot line

(ASI 2019)



Figure 23: Looking west from Jane Street beyond the south lot line, showing agricultural fields and treeline

(ASI 2019)



Figure 24: Looking northwest from within the south field, showing the row of established spruce trees on the right and beyond the driveway

(ASI 2019)



Figure 25: Looking northeast from the gravel driveway along the south of the existing residential building
(ASI 2019)



Figure 26: Looking east from the gravel driveway along the south of the existing residential building
(ASI 2019)



Figure 27: Looking east from within the gravel driveway
(ASI 2019)



Figure 28: Looking northeast towards the existing residential building, showing dense trees and vegetation
(ASI 2019)



Figure 29: Looking east towards the existing building from the west side of the subject property (ASI 2019)



Figure 30: Looking west towards the rear property line from within the gravel driveway (ASI 2019)

3.2.2 11110 Jane Street – Exterior

The existing residential building at 11110 Jane Street is a two-storey, L-shaped, common-bond red-brick residential building with a rear (west) wing, cross-gable shingle-clad roof, and stone foundation that is parged in some areas. The existing building and property have been vacant for several years. The building is in significantly deteriorated condition, and in many areas is open to the elements and unsecured. The building is also surrounded by overgrown vegetation (Figure 31).



Figure 31: Existing residential building at 11110 Jane Street, looking southwest towards the front elevation

(ASI 2019)

The front elevation of the existing structure is dominated by a gable-roofed projecting bay with asphalt shingles beneath the gable. At the first and second storeys of the projecting bay are three symmetrically placed windows at both storeys, with brick voissours above segmentally arched window openings at the first storey, and flat-headed window openings at the upper storeys (Figure 32). Multi-pane windows are extant within the window openings within the projecting bay, however many window panes are broken, and the central window in the second storey of the bay is no longer intact (Figure 32, Figure 33, and Figure 36). Window sills are no longer extant on one first-floor windows within the first storey of the bay while two are missing from the upper storey (Figure 35). A segmentally arched window opening is also located at basement level within the stone foundation (Figure 34), and a brick chimney is located above the projecting bay (Figure 36). A wooden platform extends along the south elevation and extends beyond the front elevation (Figure 37).



Figure 32: East elevation of existing building
(ASI 2019)



Figure 33: East elevation detail showing window openings and broken windows at the second storey
(ASI 2019)



Figure 34: East elevation detail showing segmentally arched basement window openings and parged foundation
(ASI 2019)



Figure 35: East elevation detail showing missing sill and deteriorated window
(ASI 2019)



Figure 36: Southeast corner detail showing the brick chimney and upper-storey window openings
(ASI 2019)



Figure 37: Southeast corner detail showing the wooden platform at grade
(ASI 2019)

A covered porch that is supported by three columns is located to the north of the projecting bay beneath the projecting eaves on the front (east) elevation (Figure 38). However, access to the interior through the front porch was not feasible due to significant disrepair (Figure 39). The front entrance and a flat-headed window opening are located beneath the porch (Figure 38, Figure 40). Two small segmentally arched window openings are located adjacent to the porch on the front elevation, and above at the second storey is a small hip-roofed dormer clad in shingles (Figure 38, Figure 41).



Figure 38: East elevation detail showing the first-storey porch and window openings
(ASI 2019)



Figure 39: East elevation detail showing the enclosed space within the first-storey porch
(ASI 2019)



Figure 40: East elevation detail showing the window opening beneath the porch roof and open rafters above

(ASI 2019)



Figure 41: East elevation detail showing the deteriorated porch roof and dormer above the porch

(ASI 2019)

At the north (side) elevation of the north wing of the house, beneath the steeply pitched gable roof with eave returns, are two segmentally arched window openings at the first and second storeys. The first storey window contains a multi-pane window with a painted wooden sill, while the windowsill beneath the second storey window is no longer extant. An exhaust pipe extends from the first storey upwards and a segmentally arched window opening is located within the rubblestone foundation at the basement level. A segmentally arched window opening is located on the rear (west) elevation of this section (Figure 42, Figure 43).



Figure 42: North elevation of the existing building
(ASI 2019)



Figure 43: North elevation detail, showing the first-storey
window opening

(ASI 2019)

The west elevation of the north wing contains a single window opening at the first storey (Figure 44). The north elevation of the rear (west) wing contains two window openings at the first storey and a four-over-two dormer window at the second storey. A significant portion of the existing brick on this elevation is no longer extant, exposing the lath within the interior of the house. The rear wing appears to abut the east portion of the house as the brick does not appear to tie in to the original structure, suggesting it was constructed at some point after the original L-shaped residential building (Figure 44 through Figure 47).



Figure 44: Partial north elevation of the existing
building
(ASI 2019)



Figure 45: Partial north elevation of the existing
building
(ASI 2019)



Figure 46: North elevation detail showing deteriorated exterior wall and first-floor window opening
(ASI 2019)



Figure 47: North elevation detail showing deteriorated and missing exterior wall, dormer window and first-floor window opening
(ASI 2019)

A one-storey, gable-roofed wooden addition is located at the west (rear elevation). A segmentally arched window opening is located beneath the gable above the rear addition (Figure 48 through Figure 50).



Figure 48: North elevation of the rear addition
(ASI 2019)



Figure 49: Northwest corner of the rear addition and
west elevation of the existing building
(ASI 2019)



Figure 50: South elevation of the rear addition
(ASI 2019)

The east portion of the south elevation contains three segmentally arched window openings beneath the gable with returning eaves. The west portion of the south elevation is recessed and includes a wooden shed-roofed porch with asphalt shingles, supported by bracketed columns. However, like the front porch, it is inaccessible due to deteriorated condition. An entry door and flat-headed window openings are located beneath the existing porch, while a flat-headed dormer window is centered above the porch at the second storey (Figure 51, Figure 52).



Figure 51: South elevation of the west wing
(ASI 2019)



Figure 52: East portion of the south elevation
(ASI 2019)

3.2.2 11110 Jane Street - Interior

The interior of the existing residential building is in significant disrepair throughout, and as a result a full review and documentation was not feasible. The building appears to have been open to the elements through openings in the existing roof and walls, and through broken and missing windows throughout (Figure 53 through Figure 69).

Basement

The basement of the existing building was only partially accessible due to its deteriorated condition and accumulated debris, however the stone foundation was visible at the bottom of the existing stairs along the south elevation (Figure 53).



Figure 53: South elevation wall within the existing basement

(ASI 2019)

First Floor

The first floor of the existing building includes two large main rooms at the front (east) end of the building, a small bathroom along the south elevation, and a kitchen within the rear (west) wing of the building, connecting into the one-storey wooden addition on the west elevation. Access to the one-storey addition from the interior of the existing building was not feasible. Finishings throughout the first floor are significantly deteriorated, including windows, ceilings, walls, and flooring. Many original door and window trim were extant throughout the first floor (Figure 54 through Figure 61).



Figure 54: Looking west beyond the existing kitchen at the west end of the existing building
(ASI 2019)



Figure 55: Looking south within the kitchen at the west end of the building, showing the existing window
(ASI 2019)



Figure 56: Looking northeast within the open space at the east end of the first floor towards the entrance
(ASI 2019)



Figure 57: Looking east towards the front bay windows within the first storey
(ASI 2019)



Figure 58: Looking west within the first floor of the existing building

(ASI 2019)



Figure 59: Looking south within the first floor of the existing building towards the south elevation

(ASI 2019)



Figure 60: Looking north within the first floor of the existing building towards the north elevation

(ASI 2019)



Figure 61: Deteriorated first-floor ceiling within the east end of the existing building

(ASI 2019)

Second Floor

The second floor of the building contains several smaller bedrooms. The bedroom within the second floor of the rear (west) wing was not accessible due to safety concerns. Similar to the first floor, windows, ceilings, walls, and flooring are deteriorated throughout with several areas open to the exterior (Figure 62 through Figure 69).



Figure 62: Looking east into the bathroom along the east elevation

(ASI 2019)



Figure 63: Looking north into the northwest bedroom on the second floor

(ASI 2019)



Figure 64: Looking north into the northeast bedroom at the second floor

(ASI 2019)



Figure 65: Sloped ceiling within the south bedroom at the second floor

(ASI 2019)



Figure 66: Ceiling within the east bedroom on the second floor

(ASI 2019)



Figure 67: Bay windows within the east bedroom on the second floor

(ASI 2019)



Figure 68: Looking north into a closet on the second floor, showing an opening above the existing porch

(ASI 2019)



Figure 69: Looking east into the second-floor hallway

(ASI 2019)

The rear (west) elevation of the existing building is visible from the interior of the rear wooden addition and includes two door openings with wooden doors. A raised wooden platform is extant within the addition, which is missing significant portions of the existing roof (Figure 70, Figure 71).



Figure 70: Interior of the rear wooden addition, looking east towards the existing residential building (ASI 2019)



Figure 71: Existing roof of the rear wooden addition (ASI 2019)

3.2.3 10980 Jane Street and 11273 Jane Street

The subject property is adjacent to two properties that are also identified on the City of Vaughan's *Register of Property of Cultural Heritage Value*, including 10980 Jane Street and 11273 Jane Street.

10980 Jane Street is located to the south of the subject property (Figure 72 and Figure 73). From the public right-of-way, a residential structure is partially visible, however established trees located along Jane Street shield any existing buildings from view. A row of established spruce trees is located along the driveway along the north lot line of the property, while agricultural fields are located within the south half of the property.



Figure 72: Looking west into the adjacent listed heritage property at 10980 Jane Street (ASI 2019)



Figure 73: Looking west into the adjacent listed heritage property at 10980 Jane Street (ASI 2019)

11273 Jane Street is located directly across and to the northeast of the subject property along the opposite (east) side of Jane Street (Figure 74 and Figure 75). Like 10980 Jane Street, no existing structures are visible from the right-of-way, and the property is made up of agricultural fields with a driveway accessed from Jane Street, partially lined with established spruce trees along the north side.

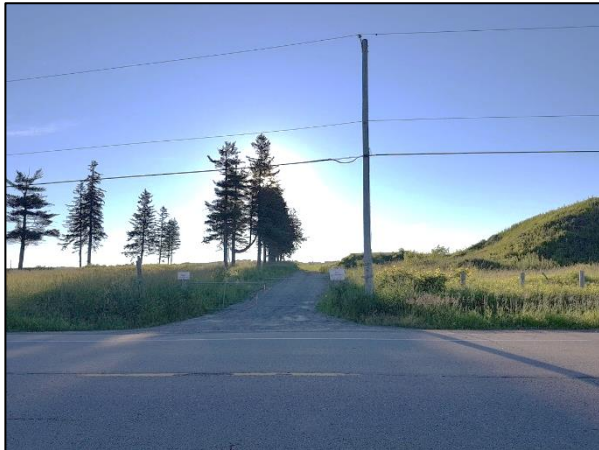


Figure 74: Looking east into the adjacent listed heritage property at 11273 Jane Street

(ASI 2019)



Figure 75: Looking east into the adjacent listed heritage property at 11273 Jane Street

(ASI 2019)

4.0 CULTURAL HERITAGE VALUE

4.1 Existing Cultural Heritage Value – 11110 Jane Street

The property at 11110 Jane Street is listed on the City of Vaughan’s *Register of Property of Cultural Heritage Value*, which identifies the existing building as Edwardian. Edwardian architecture in Ontario was predominant between 1890-1916. However, an evaluation of the building through background research has determined that the building was likely constructed between 1869 and 1872 and can be classified as Victorian architecture. Additionally, the existing residential building retains characteristics more typically associated with Victorian residential architecture, including an L-shaped plan, two-storey projecting bay, segmentally arched window openings, and wooden porch with decorative bracketed columns.

4.2 Ontario Regulation 9/06 Evaluation

Table 2: Evaluation of the property at 11110 Jane Street under Ontario Regulation 9/06 Criteria

1. The property has design value or physical value because it:		
<i>Ontario Heritage Act</i> Criteria	Yes/No	Analysis
i. is a rare, unique, representative or early example of a style, type,	Yes	The property at 11110 Jane Street meets this criterion, despite its significantly deteriorated condition. Constructed between 1869 and 1872, the two-storey, red-brick building is an early example of a late nineteenth-century Victorian farmhouse in

expression, material or construction method;		the former Township of Vaughan, including elements such as the original L-shaped plan, brick construction, stone foundation, and two-storey projecting bay on the front elevation. The City of Vaughan’s Heritage Register identifies 45 properties that are characterized as Victorian, and only two of those properties are identified as constructed before 1872. Additionally, the agricultural fields within the property and location of the existing farmhouse at the terminus of a long driveway along the west side of Jane Street are representative of a typical nineteenth-century agricultural landscape.
ii. displays a high degree of craftsmanship or artistic merit, or;	No	The property at 11110 Jane Street does not meet this criterion.
iii. demonstrates a high degree of technical or scientific achievement.	No	The property at 11110 Jane Street does not meet this criterion.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act</i> Criteria	Yes/No	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	The existing residential building and landscape are part of the agricultural history of the area within the former township of Vaughan. However, archival research has not uncovered information that substantially associates the McKinnon or Armstrong families with a theme, event, belief, activity, organization or institution that is significant to the community. Therefore, the property at 11110 Jane Street is not known to meet this criterion.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	No	The property at 11110 Jane Street is not known to meet this criterion. There is no indication that the property yields or has the potential to yield information that contributes to an understanding of a community or culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The property at 11110 Jane Street is not known to meet this criterion.

3. The property has contextual value because it:

<i>Ontario Heritage Act</i> Criteria	Yes/No	Analysis
i. is important in defining, maintaining or supporting the character of an area;	No	Though the existing property is a former agricultural landscape with extant fields within a generally agricultural area, the existing residential building is not visible from the public right-of-way. Therefore, the property at 11110 Jane Street is not known to meet this criterion.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	Yes	The subject property is a remnant agricultural landscape including late nineteenth-century residential building within the former Township of Vaughan and is physically and historically linked to its surroundings within the City of Vaughan with agricultural properties to the east, north, and south of the subject property.
iii. is a landmark.	No	The property at 11110 Jane Street is not known to meet this criterion. The existing residential building is not visible from the public right-of-way.

The existing condition of the residential building at 11110 Jane Street is important to consider as part of its evaluation for cultural heritage value. The *Ontario Heritage Toolkit* (OHT) provides the following guidance relating to the integrity of heritage properties as part of the *Heritage Property Evaluation* guide:

A cultural heritage property does not need to be in original condition. Few survive without alterations on the long journey between their date of origin and today. Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property (Ministry of Tourism, Culture and Sport 2006b:26).

The OHT also provides guidance relating to physical condition:

The ability of the structure to exist for the long term, and determining at what point repair and reconstruction erode the integrity of the heritage attributes, must be weighed against the cultural heritage value or interest held by the property (Ministry of Tourism, Culture and Sport 2006b:28).

While the existing residential building does retain some cultural heritage value due to several surviving physical features, the findings of the structural assessment prepared by Zaretsky Consulting Engineers Inc., dated 23 May 2019 (Appendix C) indicate that the structure is beyond repair. As such, while a proposed Statement of Significance is included for the subject property in Section 4.3 of this report due to the extant cultural heritage value within the property, designation of this property under Part IV of the *Ontario Heritage Act* is not recommended due to its physical condition.



4.3 Proposed Statement of Significance

The property at 11110 Jane Street is located on the west side of Jane Street in the community of Maple, City of Vaughan. The property contains a two-storey, L-shaped red brick late nineteenth-century Victorian farmhouse with rear wing and a tree-lined driveway, surrounded by agricultural fields.

The property at 11110 Jane Street has physical value as a remnant agricultural property within the City of Vaughan, and design value as an early example of a late nineteenth-century Victorian farmhouse in the former Township of Vaughan. Although significantly deteriorated, the existing L-shaped structure with rear wing retains architectural features such as a cross-gable roof, red brick in common bond, two-storey projecting bay with gable roof, segmentally arched and flat-headed window openings, brick chimney and wooden porch with bracketed wooden columns at the front elevation. The extant farmhouse surrounded by agricultural fields at the terminus of a long driveway along the west side of Jane Street is representative of a typical nineteenth-century agricultural landscape within the City of Vaughan and demonstrates a historical, and maintained, association with the public right-of-way.

The property at 11110 Jane Street has contextual value due to its physical and historical relationship to its surroundings as a remnant agricultural landscape within a primarily agricultural area north of Teston Road in the City of Vaughan and is bordered by existing agricultural properties to the north, south, and east.

Heritage Attributes:

- The setback, placement, and orientation of the existing two-storey, L-shaped, red brick Victorian farmhouse with two-storey rear wing on the west side of Jane Street
- The scale, form, and massing of the existing farmhouse
- The materials, including brick construction and stone foundation
- The main cross-gable roof with a brick chimney above the east elevation and returning eaves on the north and south elevations
- The one-storey porch on the east elevation with bracketed wooden columns and side entrance
- Flat-headed and segmentally arched window openings with extant wooden sills on all four elevations
- The two-storey projecting bay with gable roof on the east elevation

5.0 PROPOSED DEVELOPMENT

5.1 Description of Proposed Development

The proposed development involves the demolition of the existing residential building within the subject property and the construction of an approximately 51,000 square metre warehouse and distribution centre with a parking lot (Appendix B).



5.2 Impact Assessment – 11100 Jane Street

To assess the potential impacts of the undertaking, the cultural heritage resource and identified cultural heritage attributes were considered against a range of possible impacts as outlined in the *Ontario Heritage Toolkit*, which include:

- Destruction of any, or part of any, significant heritage attributes or features
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance
- Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
- A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property’s cultural heritage value
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources.

Impact	
Destruction, removal or relocation	The proposed development at 11110 Jane Street will remove all identified attributes through the demolition of the existing farmhouse. Although the existing landscape features have not been identified as cultural heritage attributes, it is worth noting that the entire subject property will be re-landscaped through the proposed development.
Alteration	The proposed development at 11110 Jane Street will remove all identified attributes through the demolition of the existing farmhouse and re-landscaping of the subject property.
Shadows	It is not anticipated that the proposed development at 11110 Jane Street will result in significant shadow impacts as all attributes are proposed to be removed through demolition.
Isolation	The proposed development at 11110 Jane Street will remove all identified attributes through the demolition of the existing farmhouse and re-landscaping of the subject property, and as such no attributes will be isolated.
Direct or indirect obstruction of significant views	No significant views to, from, or within the subject property have been identified.
A change in land use	The proposed development at 11110 Jane Street will result in a change of land use from agricultural and residential to commercial.



Table 3: Impact Assessment – 11110 Jane Street	
Impact	
Soil disturbance	The proposed development will result in soil disturbances throughout the subject property as the existing residential building will be demolished, a new warehouse structure will be constructed, and a paved parking lot is to be introduced.

Section 6.2.4.4 of the City of Vaughan’s *Official Plan* provides the following direction related to the demolition of cultural heritage resources:

6.2.4.4. That, in the event a cultural heritage resource is to be demolished and this has been demonstrated to the City’s satisfaction, the Cultural heritage impact assessment must recommend, to the City’s satisfaction, mitigation measures (such as the reuse of materials or building elements in the development or in other developments) and archival documentation, as may be defined in the Vaughan Heritage Conservation Guidelines.

A report prepared by Zaretsky Consulting Engineers Inc., dated 23 May 2019 (Appendix C), outlines the findings of a visual assessment of the existing structure at 11110 Jane Street. The report finds that the existing structure has been neglected since its previous occupancy and as such is badly deteriorated. Several structural elements of the existing building are identified as significantly compromised, and the report concludes that the house is beyond repair and should be demolished. As such, Section 6.0 of this report identifies potential alternatives, mitigation, and recommendations relating to the subject property as part of the proposed development.

5.3 Impact Assessment – 10980 and 11273 Jane Street

The City of Vaughan’s *Official Plan* identifies the following policy related to development adjacent to properties that are listed on the *Register of Properties of Cultural Heritage Value*:

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.

The proposed development will introduce a new warehouse building and parking lot to the subject property, which will alter the existing agricultural context to the north of the property at 10980 Jane Street and to the west of the property at 11273 Jane Street. The impact of this change should be mitigated with the introduction of soft landscaping along the south and east lot lines of the subject



property to provide a visual landscape buffer and better integrate the proposed development into the existing agricultural context.

6.0 ALTERNATIVES, MITIGATION AND RECOMMENDATIONS

The following section identifies alternatives to the proposed development, along with proposed measures for mitigation and recommendations as part of the approval of the proposed development.

6.1 Alternatives

There are a vast range of alternatives that could be put forward as part of the future of the subject property. Three options are put forward as part of this exercise:

1. A “Do Nothing” approach
 - A “Do Nothing” approach retains the existing property and residential building unchanged with all buildings, circulation, and landscape features retained. Without intervention, the existing residential building and vegetation on the property would continue to be unmaintained, with additional elements contributing to the cultural heritage value of the property lost over time. No historical commemoration would occur.
2. Redevelopment of the entire property without heritage considerations
 - The full redevelopment of the property without heritage considerations would result in the demolition of all features contributing to the cultural heritage value of the property without any historical commemoration of the site.
3. Development of the property with mitigation measures
 - As currently proposed, the development proposes to remove all existing heritage attributes within the subject property. The existing building and landscape have been documented through photographs through this Cultural Heritage Impact Assessment, which provides recommendations for the historical commemoration of the property within Section 6.2.1 and 7.1.

6.2 Mitigation

6.2.1 Historical Commemoration

The evaluation of the subject property against Ontario Regulation 9/06 criteria has determined that the property retains cultural heritage value, including physical/design value and contextual value. However, the existing condition of the residential building within the site, which is not visible from the public right-of-way, is significantly deteriorated. The report prepared by Zaretsky Consulting Engineers Inc., dated 23 May 2019, finds that the existing building is beyond repair and should be demolished. The City of Vaughan’s *Guidelines for Cultural Heritage Impact Assessments* (2017) provides the following direction relating to the demolition of structures that have been found to retain cultural heritage value:



Historical Commemoration

While this option does not conserve the cultural heritage of a property/structure, historical commemoration by way of interpretive plaques, the incorporation of reproduced heritage architectural features in new development, or erecting a monument-like structure commemorating the history of the property, may be considered. This option may be accompanied by the recording of the structure through photographs and measured drawings (City of Vaughan 2016).

While the subject property has been determined to retain some cultural heritage value, given that the existing building within the subject property is not visible from the street, it is unlikely that the provision of interpretive plaques, reproduced architectural features, or monuments would provide significant added value in the public interest. Additionally, as the condition of the existing building is significantly deteriorated, salvage of existing materials from the farmhouse is not likely feasible. It is recommended that a suitable form of historical commemoration for the subject property would include the naming of the new municipal street identified in the proposed site plan along the north lot line (Appendix B) after the McKinnon family who owned the subject property during which time the existing farmhouse was likely constructed.

7.0 CONCLUSION

The property at 11110 Jane Street is listed on the City of Vaughan's *Register of Properties of Cultural Heritage Value*. As part of this report, an evaluation of the cultural heritage value of the property was conducted using the criteria outlined in Ontario Regulation 9/06. It was determined that the existing property retains some cultural heritage value. However, the existing residential building within the subject property is in significantly deteriorated condition, and a structural assessment conducted by Zaretsky Consulting Engineers Inc., dated 23 May 2019, finds that the building is beyond repair and should be demolished.

While the demolition of a structure found to retain cultural heritage value is not typically a desirable outcome, the naming of proposed municipal streets within or adjacent to the subject property after historical owners will provide for the public interest through historical commemoration while allowing the re-development of the subject property with its proposed new use.

7.1 Recommendations

The following recommendations follow from an assessment of the proposed development's impacts on identified heritage attributes. These recommendations include:

1. This report should be submitted to Heritage Staff at the City of Vaughan for review, and upon approval, filed and archived with the Vaughan Public Library and the City of Vaughan Archives;



2. The proposed development plan should include soft landscaping along the south and east lot lines to ensure a continuation of a visual buffer between the proposed warehouse building and adjacent listed heritage property at 10980 Jane Street and to improve the relationship of the proposed development with the existing streetscape along Jane Street; and,
3. The proposed new municipal street within the subject property should be named after its historical property owners.



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APPENDIX A: CITY OF VAUGHAN'S *GUIDELINES FOR CULTURAL HERITAGE IMPACT ASSESSMENTS*



GUIDELINES FOR CULTURAL HERITAGE IMPACT ASSESSMENTS

Purpose

A Cultural Heritage Impact Assessment (CHIA) is a study to identify and evaluate built heritage resources and cultural landscapes in a given area (i.e. subject property) and to assess the impacts that may result from a proposed development or alteration on the cultural heritage value of a property. The Cultural Heritage Impact Assessment assists staff in the evaluation of development and heritage permit applications, including the determination of compliance with cultural heritage policies. 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. This will be further developed through a Conservation Plan.



Provincial and Municipal Heritage Policies

Planning Act

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

Ontario Heritage Act

An application to alter or demolish a heritage resource shall be accompanied by the required plans as per Section 27 (5), Section 33 (2), Section 34 (1.1), and Section 42 (2.2)

Provincial Policy Statement 2014

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

The Vaughan Official Plan 2010 (VOP2010)

Chapter 6, Volume 1 of VOP2010 requires that a Cultural Heritage Impact Assessment be provided when there is potential for new development to affect a heritage resource.

Section 6.2.2.5

To require that, for an alteration, addition, demolition or removal of a designated heritage property, the applicant shall submit a Cultural Heritage Impact Assessment, as set out in this Plan and in the Vaughan Heritage Conservation Guidelines when:

- a. the proposed alteration or addition requires:
 - i. an Official Plan amendment;*
 - ii. a Zoning By-law Amendment;*
 - iii. a Block Plan approval;*
 - iv. a Plan of Subdivision;*
 - v. a minor variance;*
 - vi. a Site Plan application; or**
- b. the proposed demolition involves the demolition of a building in whole or part or the removal of a building or designated landscape feature.*

Section 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 7*

Section 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:

- 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.*

Section 6.2.4

Cultural heritage impact assessments may be required for many development activities on or adjacent to heritage resources.

Strategy for the Maintenance & Preservation of Significant Heritage Buildings

Approved by Council on June 27, 2005, Section 1.4 of the “Strategy” has the following provision as it relates to Cultural Heritage Impact Assessment requirements:

Policy provisions requiring Cultural Heritage Resource Impact Assessment reports by heritage property owners shall be included in the City’s Official Plan and Official Plan Amendments. Cultural Heritage Resource Impact Assessment (CHRIA) reports will provide an assessment of the heritage site or property and the impact the proposed development will have on the heritage structure. CHRIA reports will also include preservation and mitigation measures for the heritage property.

A Cultural Heritage Impact Assessment should not be confused with an Archaeological Resource Assessment. A Cultural Heritage Impact Assessment will identify, evaluate and make recommendations on **built heritage resources and cultural landscapes**. An Archaeological Resource Assessment identifies, evaluates and makes recommendations on **archaeological resources**.

Good Heritage Conservation Practice

The Cultural Heritage Impact Assessment shall be conducted and based on good heritage conservation practice as per international, federal, provincial, and municipal statutes and guidelines. This includes (but is not limited to):

- Venice Charter 1964
- Appleton Charter 1983
- Burra Charter 1999
- ICOMOS Charter 2003
- Park Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada 2010
- Ministry of Tourism, Culture and Sport’s Ontario Heritage Toolkit - Heritage Property Evaluation section
- Ministry of Tourism, Culture and Sport’s Eight Guiding Principles in the Conservation of Built Heritage Properties 2007
- Applicable Heritage Conservation District Guidelines

Requirements of a Cultural Heritage Impact Assessment

The requirement of a Cultural Heritage Impact Assessment shall be identified and requested by Cultural Heritage staff in its review of development applications as circulated by the Vaughan Planning Department for comment. Notification of the requirement to undertake a Cultural Heritage Impact Assessment shall be given to a property owner and/or his/her representative as early in the development process as possible. Cultural Heritage staff will identify the known cultural heritage resources on a property that are of interest or concern.

The following items are considered the minimum required components of a Cultural Heritage Impact Assessment:

1. The hiring of a **qualified heritage specialist** to prepare the Cultural Heritage Impact Assessment. Refer to the Canadian Association of Heritage Professionals (CAHP) which lists members by their specialization (<http://www.caphc.ca>).
2. Applicant and owner **contact information**.
3. A **description of the property**, both built form and landscape features, and its context including nearby cultural heritage resources.
4. A **statement of cultural heritage value** if one does not already exist. Part IV individually designated properties will have statements provided in the existing City by-law. This statement shall be based on Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest.
5. A chronological description of the **history of the property** to date and past owners, supported by archival and historical material.
6. A **development history** and **architectural evaluation** of the built cultural heritage resources found on the property, the site's physical features, and their heritage significance within the local context.
7. A **condition assessment** of the cultural heritage resources found on the property.
8. The **documentation** of all cultural heritage resources on the property by way of photographs (interior & exterior) and /or measured drawings, and by mapping the context and setting of the built heritage.
9. An **outline of the development proposal** for the lands in question and the potential impact, both adverse and beneficial, the proposed development will have on identified cultural heritage resources. A site plan drawing and tree inventory is required for this section.
10. A comprehensive examination of the following **conservation/ mitigation options** for cultural heritage resources. Each option should be explored with an explanation of its appropriateness. Recommendations that result from this examination should be based on the architectural and historical significance of the resources and their importance to the City of Vaughan's history, community, cultural landscape or streetscape. Options to be explored include (but are not limited to):

a) Avoidance Mitigation

Avoidance mitigation may allow development to proceed while retaining the cultural heritage resources in situ and intact. Avoidance strategies for heritage resources typically would require provisions for maintaining the integrity of the cultural heritage resource and to ensure it does not become structurally unsound or otherwise compromised. Feasible options for the adaptive re-use of built heritage structure or cultural heritage resources should be clearly outlined.

Where conservation of the entire structure is not feasible, consideration may be given to the conservation of the heritage structure/resource in part, such as the main portion of a building without its rear, wing or ell addition.

b) Salvage Mitigation

In situations where cultural heritage resources are evaluated as being of minor significance or the conservation of the heritage resource in its original location is not considered feasible on reasonable and justifiable grounds, the relocation of a structure or (as a last resort) the salvaging of its architectural components may be considered. This option is often accompanied by the recording of the structure through photographs and measured drawings.

c) Historical Commemoration

While this option does not conserve the cultural heritage of a property/structure, historical commemoration by way of interpretive plaques, the incorporation of reproduced heritage architectural features in new development, or erecting a monument-like structure commemorating the history of the property, may be considered. This option may be accompanied by the recording of the structure through photographs and measured drawings.

Review/Approval Process

Two (2) hard copies and two (2) digital copies of the Cultural Heritage Impact Assessment shall be distributed to the City of Vaughan: One hard copy and one digital copy to the Development Planning Department and one hard copy and one digital copy to the Urban Design and Cultural Heritage Division within the Development Planning Department.

Staff will determine whether the minimum requirements of the Cultural Heritage Impact Assessment have been met and review the conclusions and recommendations outlined in the subject report. Revisions and amendments to the Cultural Heritage Impact Assessment will be required if the guidelines are not met. City staff will meet with the owner/applicant to discuss the Cultural Heritage Impact Assessment and recommendations contained therein.

The preparation and submission of a Cultural Heritage Impact Assessment may be a required condition of approval for development applications and draft plan of subdivision applications.

Any questions or comments relating to these guidelines may be directed to the Urban Design and Cultural Heritage Division, Development Planning Department, City of Vaughan.

APPENDIX B: PROPOSED SITE PLAN



HIGHWAY 400



FUTURE MUNICIPAL STREET

TEMPORARY TURNING FACILITY

EMERGENCY EXIT (ALWAYS LOCKED)

ELECTRICAL COURT

56 TRAILERS @ 3.8m c/c

RECEIVING 42 DOORS

HYDROSEED

PAINTED STRIPES

CONCRETE CURB FLUSH TO ASPHALT AT ALL GRAVEL AREAS

GRAVEL

HYDROSEED

HYDROSEED

STREET '1'

A

72 TRAILERS @ 3.8m c/c

75 TRAILERS @ 3.8m c/c

75 TRAILERS @ 3.8m c/c

78 TRAILERS @ 3.8m c/c

78 TRAILERS @ 3.8m c/c

78 TRAILERS @ 3.8m c/c

78 TRAILERS @ 3.8m c/c

78 TRAILERS @ 3.8m c/c

78 TRAILERS @ 3.8m c/c

78 TRAILERS @ 3.8m c/c

47 TRAILERS @ 3.8m c/c

47 TRAILERS @ 3.8m c/c

45 TRAILERS @ 3.8m c/c

20 TRAILERS @ 3.8m c/c

100 TRACTOR PARKING

126 TRACTOR / TRAILERS

39 SHIPPING DOORS @ 4m c/c

SHUNTERS

SECONDARY ELECTRICAL COURT

STREET '1'

STREET '2'

HYDROSEED

TO SHIPPING DOORS

TO RECEIVING DOORS

EXISTING RETENTION POND TO REMAIN

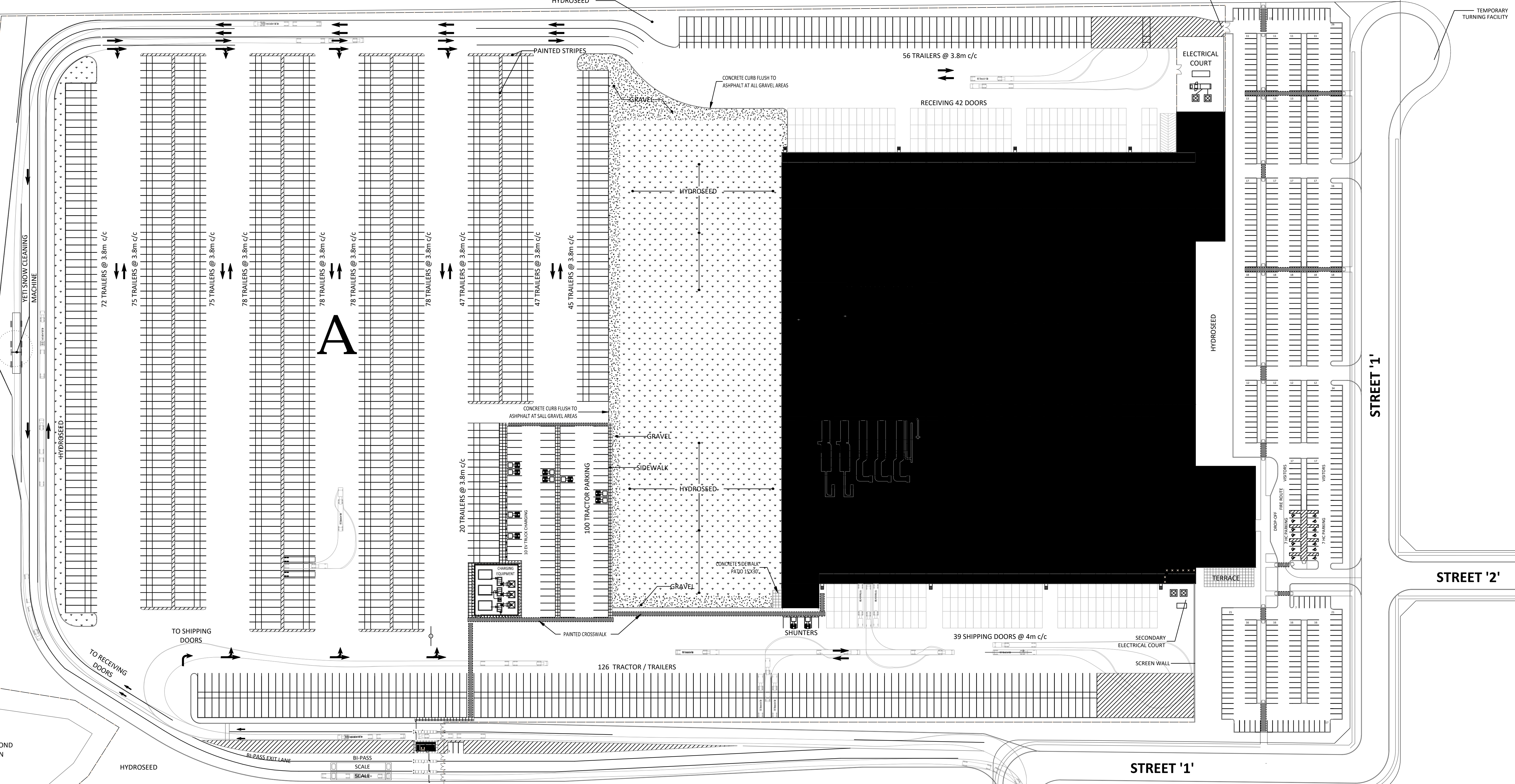
HYDROSEED

BI-PASS EXIT LANE

BI-PASS SCALE

SCALE

SCALE



APPENDIX C: STRUCTURAL ASSESSMENT



ZARETSKY CONSULTING ENGINEERS INC.

25 VALLEYWOOD DRIVE, UNIT #1
MARKHAM, ONTARIO L3R 5L9
(905) 470-1080 [TEL]
(905) 470-0598 [FAX]
email: zaretskyeng@rogers.com

REF.#19-053

SITE REVIEW	
PROJECT ADDRESS	FARM HOUSE 11110 JANE STREET VAUGHAN, ONTARIO
DATE	MAY 23, 2019
REGARDING	ASSESSMENT OF EXISTING RESIDENTIAL BUILDING
REPORTED TO	CONDOR PROPERTIES ATTN: PAT PERCIASEPE

As requested and in your company, we examined the present structural condition of this (±)150 year old 2 storey brick clad farm house in order to determine its existing structural condition.

Visually Appraised Areas

- Perimeter rubble stone basement foundation walls
- Exterior 8" brick bearing walls above grade
- Ground and 2nd floor framing
- Roof framing

FINDINGS

- 1) Because the house has been neglected since its previous occupancy, it is badly deteriorated (such as porches, dormers, exterior brick walls) which has resulted in a partial collapse of the 8" bearing walls and the roof framing on the northwest side.
- 2) The visible saddle of the roof suggests inadequate framing originally.
- 3) The western section, running in a west direction from the main farm house, was an add on. It was not properly integrated into the walls of the original farm house, but abutted to the walls of the original. Thus this section cannot be moved or relocated as will collapse in an attempt to do so.
- 4) Some of the existing interior bearing brick under the window on the east side on the 2nd floor has disintegrated. The brick turned to dust when touched with a sharp object such as a screwdriver. This suggests prolonged exposure to unwanted damaging elements such as moisture. One would suspect a typical failure is occurring in an outward direction, compromising the entire load bearing wall.
- 5) Some of the wood sills under the window on the northeast side on the ground floor have turned to dust due to termite damage.
- 6) The interior joist and beam framing have been exposed to water penetration and the support members have been structurally weakened.
- 7) Some 2nd floor joists have badly deteriorated as a result of water ingress through the unprotected roof shingles.

- 8) The ground floor joists were cut and notched in several areas for passage of ducts and have been structurally weakened.
- 9) The ends of the ground floor joists were buried in and supported by rubble stone walls. They were not moisture protected and are more than likely structurally compromised from many years of water ingress.
- 10) The ends of the 2nd floor joists were buried and supported by the 8" brick veneer walls. They were also not moisture protected and are more than likely structurally compromised due to many years of water ingress.
- 11) The ground and 2nd floor joists and beams are not structurally adequate to carry the present superimposed loads as prescribed by Code.
- 12) The floors on the ground & 2nd floors are not level suggesting poor construction or inadequate strength of support members.

PHOTOGRAPHS

Enclosed are the photographs that document the condition during this examination.

COMMENT

Based on our visual assessment, this house is past repair and we recommend it be demolished.

per: ZARETSKY CONSULTING ENGINEERS INC.,















