

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 180-2024

A By-law to designate 5670 Steeles Avenue West, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18.

WHEREAS Pursuant to Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended, the council of a municipality is authorized to enact a by-law to designate real property within the municipality, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS section 29(1.1) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 requires the Council of a municipality to cause notice of intention to designate a property to be given by the Clerk of the municipality;

AND WHEREAS the property described in Schedule “A” to this By-Law, municipally known as 5670 Steeles Avenue West is deemed to contain cultural heritage value or interest;

AND WHEREAS section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 requires a notice of intent to designate to be served on the Property Owner, on the Ontario Heritage Trust, and to be published in a newspaper;

AND WHEREAS, on April 22, 2024 the Council of the Corporation of the City of Vaughan caused notice of intention to designate 5670 Steeles Avenue West as a property of cultural heritage value or interest, with the notice served to the Ontario Heritage Trust and to the owners of 5670 Steeles Avenue West.

AND WHEREAS section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25 requires a municipality to adopt and maintain policies with respect to the specific form and manner of the provision of notices;

AND WHEREAS sections 26(4) and 39.1(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 permit a municipality to publish notices in accordance with a policy adopted by the municipality under section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25;

AND WHEREAS the City of Vaughan enacted By-law 021-2024 on January 30, 2024

pursuant to section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25 which allows for notice to be provided by way of the City's website;

AND WHEREAS on July 30, 2024, the City of Vaughan published a notice of intention to designate 5670 Steeles Avenue West on the City of Vaughan's website in accordance with By-law 021-2024;

AND WHEREAS no notice of objection to the proposed designation was served within the thirty-day timeline prescribed by section 29(5) of the *Ontario Heritage Act*, R.S.O.

NOW THEREFORE the Council of the City of Vaughan ENACTS AS FOLLOWS:

1. That pursuant to Section 29 of the *Ontario Heritage Act*, the property located at 5670 Steeles Avenue West (the "Property"), in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, being more particularly described in Schedule "A" attached hereto and forming part of this By-law, shall be and is hereby designated as a property of cultural heritage value or interest.
2. That the Statement of Cultural Heritage Value or Interest for the Property explaining the reasons the Property is of cultural heritage value or interest is attached hereto in Schedule "B" and forms a part of this By-law.
3. That the City Solicitor is hereby authorized to cause a copy of this By-law and its Schedules to be registered against the title to the Property in the proper land registry office.
4. That the City Clerk is hereby authorized to cause a copy of this By-law and its Schedules to be served on the Property Owner and on the Ontario Heritage Trust.
5. That the City Clerk is hereby authorized to publish notice of this By-law on the City of Vaughan's municipal website.

Voted in favour by City of Vaughan Council this 29th day of October 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 6 of Report No. 18 of the Committee of the Whole.
Adopted by Vaughan City Council on April 22, 2024.
City Council voted in favour of this by-law on October 29, 2024.

SCHEDULE "A" TO BY-LAW NUMBER 180-2024

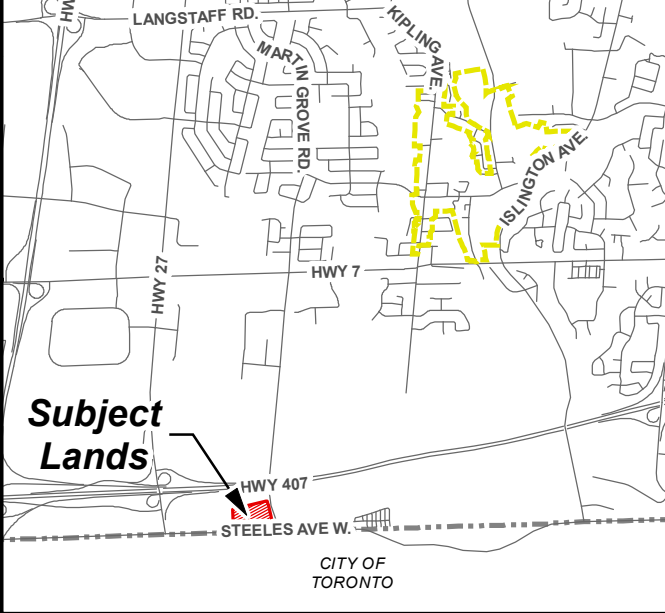
Description of Lands

PIN: 03221-0085:

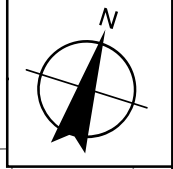
PCL 1-6, SEC V8 ; PT LT 1, CON 8 , (VGN); PT MARTIN GROVE RD, AS CLOSED BY R412141,
PT 2, 65R16243 ; VAUGHAN

Municipal Address: 5670 Steeles Avenue West

CONTEXT MAP



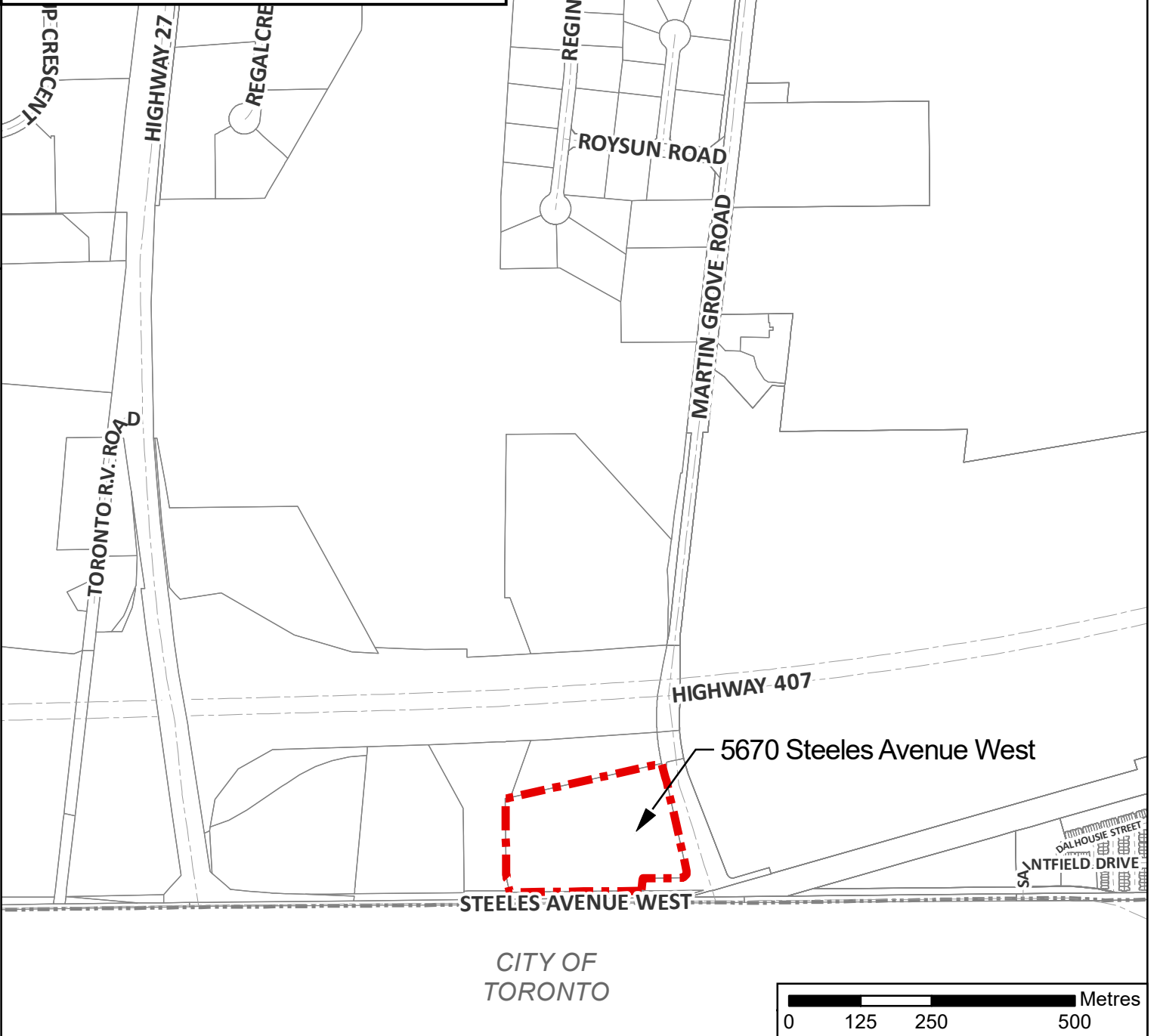
HIGHWAY 7



Subject Lands

HWY 407

STEELES AVE W.
CITY OF TORONTO

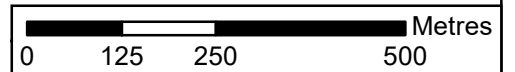


HIGHWAY 407

5670 Steeles Avenue West

STEELES AVENUE WEST


CITY OF TORONTO



**Location Map
To By-Law 180-2024**

Location: 5670 Steeles Avenue West
Part of Lot 1, Concession 8

City of Vaughan

 **Subject Lands**

SCHEDULE "B" TO BY-LAW NUMBER 180-2024

STATEMENT OF CULTURAL HERITAGE VALUE

BRIEF DESCRIPTION

ADDRESS: 5670 Steeles Ave. W

LEGAL: PCL 1-6, SEC V8 ; PT LT 1, CON 8 , (VGN); PT MARTIN GROVE RD, AS CLOSED BY R412141, PT 2, 65R16243 ; VAUGHAN

OVERVIEW

The cultural heritage value of the property known as 5670 Steeles Ave. W meets the criteria set out by the *Ontario Heritage Act* under Province of Ontario Regulation 9/06 for the categories of historical/associative, design/physical and contextual value.

Date Built: 1850-1870

Style: Georgian

Condition: Very good

ARCHITECTURAL DESCRIPTION

The structure located at 5670 Steeles Avenue West is estimated to have been built sometime between 1850 and 1870. The 2-storey structure is representative of the Georgian style. The characteristics of the Georgian style include symmetry, classical elements, and simplicity. Materials that are used include brick, stone, and wood. These elements can be seen at the subject property.

Early descriptions of the structure state that the building was constructed using red brick and had patterned brick corners. The windows had twelve panes and shutters. The small entrance porch is trimmed with pleasing fretwork. By 1975, changes were made to the structure when the McKinnon family took ownership of the property: white stucco was added to cover the red brick, a columned verandah was added to the front, and a new entrance was added to the side of the building. While there is not much information available about the other buildings on the lot when discussing the changes that occurred during the owners of the McKinnon family, archival documents describe the property as having very attractive buildings.

HISTORICAL/ASSOCIATIVE VALUE:

There is a combination of factors that contribute to the historical significance of the subject property. Located in the Woodbridge community on Lot 1, Concession 8, maps from 1860 and 1878 indicate that the owner was William Hartman, who served as Deputy Reeve in 1868 and 1869. His role as a Reeve highlights his contribution to the development of Vaughan. William Hartman also participated in community events. An 1861 *Liberal* newspaper article which discussed the Agricultural fair, includes him as participant, where he received second place for his submission of twelve cooking apples. The article also reveals that there were over 600 entries, and remarks that it was one of the best shows ever held in Vaughan. In addition, a *York Herald* from 1962 also includes him as a participant at Vaughan Agricultural Society's Fall Show, held in October 1862, where he entered in the fruits and vegetables category and placed first for field carrots. His participation not only showcases what he was producing on his farm, but also highlights events that were occurring within Vaughan, as well as signify what was of interest to the residents of Vaughan during the time-period.

The property was sold to Issac Kellam in 1898. He lived on the property with his wife, Sarah Nichol, and their nine children: Albert, Thomas W. Boyle, Isaac Jr., Rachel, James, Jessie, Mary, John, and Elgin. While Issac Kellam's name appears on the 1918 map, an archival source indicates that his second son, Thomas W. Boyle, had also moved to his father's farm sometime in 1918. During this time period the western portion of Lot 1 was divided in half, each consisting of 50 acres. The western section of the west half belonged to Thomas' brother James who later sold it to William. G. Armstrong. Thomas W. Boyle (d. 1944) lived on the farm with his wife Sarah Robinson. Together they had three children: Oscar, Jesse, John. The operations of the farm consisted of mix farming. This involved growing grain and corn, and also selling milk to Toronto. Years later, Oscar, who was the only surviving child of Thomas and Sarah, took over the farm

when his father retired. Oscar and his wife Olive Rice operated the farm from 1927 to 1934, while Thomas moved to a brick house at 7826 Kipling (which at the time was known as Eighth Avenue).

By 1953 the property was purchased by Alfred McKinnon. The McKinnon family household consisted of Alfred McKinnon and his wife Ann Cameron, and their three children Joanne, Gary, and Jane. During the McKinnon family ownership, the main house had some alterations. The McKinnons ran a pony farm and bred Shetland ponies. Changes were also occurring in different parts of the lot during this time. The Burwick Tweedsmuir resource notes that parts of the lot have been expropriated over the years including Hydro in 1957, Department of Highways in 1958, and the Canadian National Railway in 1959.

CONTEXTUAL ELEMENTS

The subject property located at 5670 Steeles is historically linked to its surrounding and is a longstanding feature. Located on the north side of Steeles Avenue west, the structure is setback on the lot, with a driveway leading up to the property. This element reflects the traces of the farming economy during the 19th and early 20th century farm cultural landscape. While the surrounding area has transitioned to become more commercial and industrial, the subject property highlights the rural and agricultural past of the surrounding area. This building reflects the hard work and contributions of the farming families that lived on the property. These include members from Hartman, Kellam, and McKinnon families. It is here that the merit of the house lies, just as much as in the architectural value.

SUMMARY OF CULTURAL HERITAGE VALUE

Architectural Attributes

- 2-storey Georgian structure

Historical Attributes

- Owned by William Hartman, who served as Deputy Reeve for Vaughan and published award-winning farmer
- Farm operations consisting of growing grain and corn, selling milk to Toronto, and pony farm

Contextual Attributes

- The subject property is linked to the site and the surrounding connecting lot
- The structure is setback from the main road, and is set amongst a treed landscape area

BIBLIOGRAPHY AND SOURCES

City of Vaughan Archives

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MG 15

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York Herald, 12 Dec 1862, p. 2. Richmond Hill Public Library Digital Collections. (n.d.-a).
<https://history.rhpl.ca/3210772/page/3?q=William%2BHartman&docid=OOI.3210772>