

CULTURAL HERITAGE ASSESSMENT REPORT

**CULTURAL HERITAGE LANDSCAPES &
BUILT HERITAGE RESOURCES**

**CLASS ENVIRONMENTAL ASSESSMENT (EA) STUDY
(PART A) HUNTINGTON ROAD FROM LANGSTAFF ROAD TO
MCGILLIVRAY ROAD AND (PART B) FROM
MAJOR MACKENZIE DRIVE
TO NASHVILLE ROAD
CITY OF VAUGHAN, ONTARIO**

**January 2016
Revised August 2017**

**Prepared for:
Parsons**

Prepared by:



UNTERMAN McPHAIL ASSOCIATES
HERITAGE RESOURCE MANAGEMENT CONSULTANTS

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1.0 INTRODUCTION

1.1 Project Description

Parsons retained Unterman McPhail Associates, Heritage Resource Management Consultants, to undertake a cultural heritage resource assessment (CHAR) for cultural heritage landscapes and built heritage resources as part of the Class Environmental Assessment (EA) Study for Huntington Road from Langstaff Road to McGillivray Road and from Major Mackenzie Drive to Nashville Road in the City Vaughan (*Figure 1*).

The development in the vicinity of Blocks 59, 61 and 64, has necessitated the need to reconstruct and widen Huntington Road. This road improvement is required to be completed by the year 2021. Due to the extension of Highway 427 from the current terminus at Highway 7 to Major Mackenzie Drive West, Huntington Road will be discontinued at McGillivray Road, just south of Major Mackenzie Drive. Therefore the City of Vaughan has initiated a Class EA Study to investigate the need to widen Huntington Road from two (2) lanes to four (4) lanes between Langstaff Road and south of Major Mackenzie Drive; the Huntington Road reconstruction (Part A); and, the urbanization and adding adequate turning lands for the section north of Major Mackenzie Drive West and south of Nashville Road (Part B). The study is being undertaken in accordance with the planning and design process for Schedule 'C' projects as set out in the Municipal Engineers' Association *Municipal Class Environmental Assessment* (October 2000, as amended 2015).

The principal objectives of this CHAR are:

- to prepare an historical summary of the development of the study corridor through the review of both primary and secondary sources as well as historical mapping;
- to conduct a survey of the cultural heritage landscapes and built heritage resources found within the study corridor;
- to identify cultural heritage landscapes and built heritage resources within the study corridor through the analysis of major historical themes and activities, historic mapping and site review activities;
- to identify sensitivities for change; and
- to make general mitigation recommendations respecting the proposed endeavour.

Huntington Road was laid out as part of the survey of Vaughan Township and opened in the 19th century as a north-south road between Concession 9 and 10, A windshield survey of the study corridor in 2014. Cultural heritage landscapes and principal above ground built heritage features 40 years of age or older found within and adjacent to the study corridor were identified.

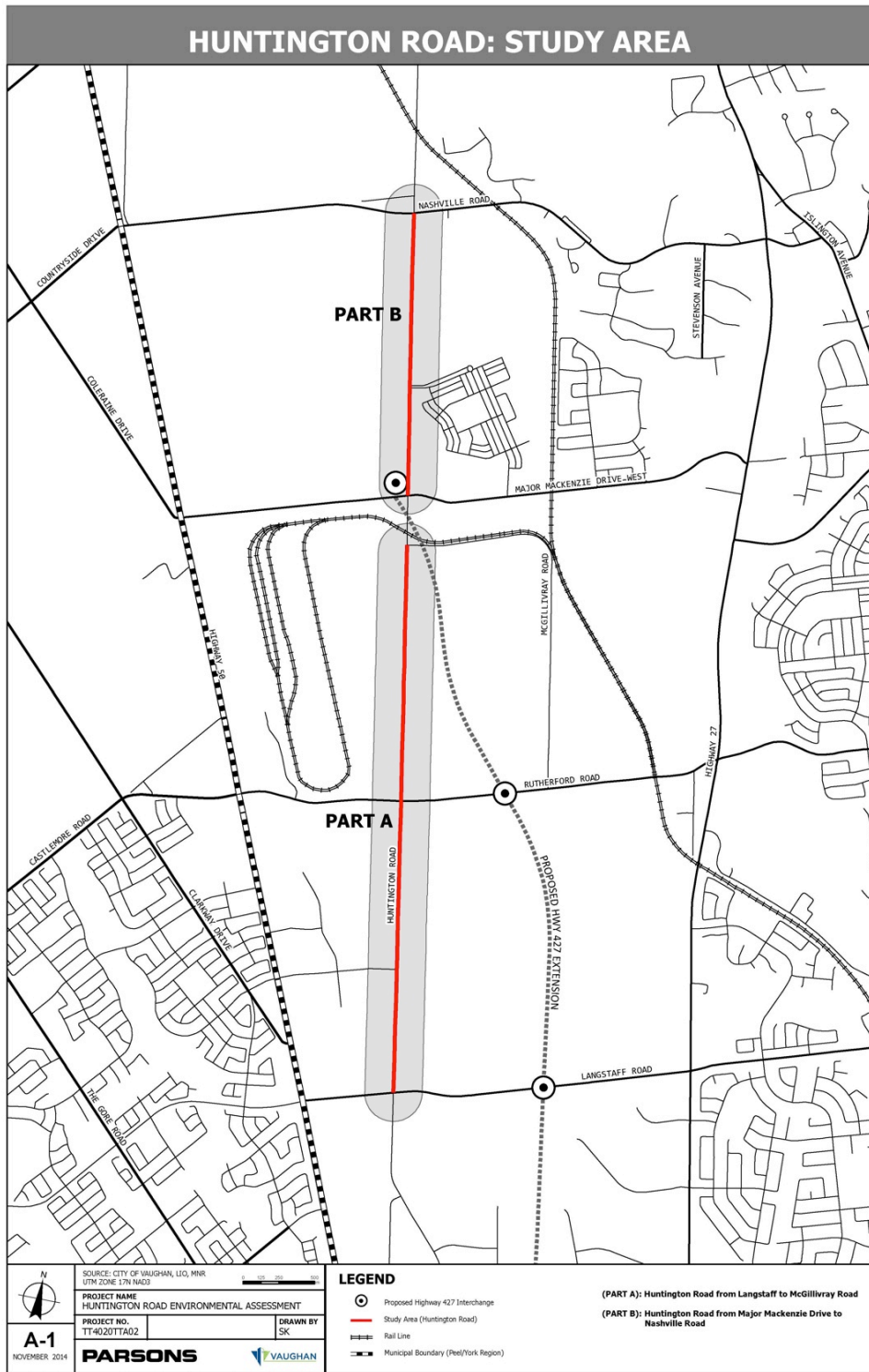


Figure 1. Study Area map for the Class Environmental Assessment, Huntington Road from Langstaff Road to McGillivray Road and from Major Mackenzie Drive to Nashville Road [Parsons, November 2014].

2.0 ENVIRONMENTAL ASSESSMENT & CULTURAL HERITAGE RESOURCES

2.1 Introduction

The need for the identification, evaluation, management and conservation of Ontario's heritage is acknowledged as an essential component of environmental assessment and municipal planning in Ontario.

For the most part, the analysis of cultural heritage resources in the study area addresses those aboveground, person-made heritage resources of 40 years old and older in age. The application of this rolling 40 year principle is an accepted federal and provincial practice for the preliminary identification of cultural heritage resources that may be of heritage value or interest. However, its application does not imply that all built heritage resources or cultural heritage landscapes that are over 40 years old are worthy of the same levels of protection or preservation as heritage resources.

2.2 Environmental Assessment Act (EAA)

An environmental assessment provides a decision-making process used to promote good environmental planning by assessing the potential effects and benefits of certain activities on the environment. In Ontario, this process is defined and finds its authority in the *Environmental Assessment Act* (EAA). The purpose of the EAA is to provide for the protection, conservation and wise management of Ontario's environment.

The EAA applies to all public activities. This includes projects originating from Ontario ministries and agencies, municipalities, public utilities, and conservation authorities. Projects subject to the EAA are typically infrastructure developments and include such things as public roads and highways, transit facilities, waste management facilities, electrical generation and transmission facilities as well as flood protection works. Projects with the potential for significant environmental impacts are subject to an Individual EA process that requires formal Ministry of the Environment and Climate (MOEC) review and Ministerial/Cabinet approval.

The analysis throughout the study process addresses that part of the *Environmental Assessment Act*, subsection 1(c), which defines “*environment*” to include:

“...*cultural conditions that influence the life of humans or a community;*”

as well as,

“*any building, structure, machine or other device or thing made by humans.*”

Infrastructure work and its associated construction activities may potentially affect cultural heritage resources in a number of ways. The effects may include displacement through removal or demolition and/or disruption by the introduction of physical, visual, audible or atmospheric elements that are not in keeping with the character of the cultural heritage resources and, or their setting.

2.2.1 Municipal Class Environmental Assessment (MCEA)

The MCEA (October 2000, as amended 2015) outlines a procedure whereby municipalities can comply with the requirements of the EAA. It identifies potential positive and negative effects of new projects and expanded facilities. The process includes an evaluation of impacts on the natural and social environment including culture. The MCEA applies to municipal infrastructure projects, including water and wastewater projects.

Since projects undertaken by municipalities can vary in their environmental impact, such projects are classified in terms of schedules. Schedule 'A' generally includes normal or emergency operational and maintenance activities wherein the environmental effects of these activities are usually minimal, and therefore, these projects are pre-approved. A Schedule 'A+' activity is pre-approved by the Ministry of Environment and Climate Change (MOECC), and therefore, work can proceed upon public notification of the project. Schedule 'B' generally includes improvements and minor expansions to existing facilities wherein there is the potential for some adverse environmental impacts, and therefore, the municipality is required to proceed through a screening process including consultation with those who may be affected. Lastly, Schedule 'C' generally includes the construction of new facilities and major expansions to existing facilities, and these projects proceed through a five phased environmental assessment planning process.

Part B.1.1 (4) of the MCEA for Municipal Road Projects refers to the consideration of the cultural environment in the environment for municipal road projects. that includes built heritage resources and cultural heritage landscapes. It also states significant cultural heritage features should be avoided, where possible. Where they cannot be avoided, the effects should be minimized when possible, and every effort made to mitigate adverse impacts, in accordance with provincial and municipal policies and procedures. Cultural heritage features should be identified early in the process in order to determine significant features and potential impacts.

Section B.1.1 (4) defines built heritage resources and cultural heritage landscapes as follows.

Built heritage resources means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic military history and identified as being important to a community. These resources may be identified through designation or heritage conservation

easements under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions.

Cultural heritage landscapes means a defined geographical area of heritage significance, which has been modified by human activities and is valued by a community. It involves grouping(s) of individual heritage features such as structures, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, neighbourhoods, cemeteries, trailways, and industrial complexes of cultural heritage value.

2.3 Ontario Heritage Act (OHA)

The *Ontario Heritage Act* (OHA) provides the framework for provincial and municipal responsibilities and powers in the conservation of cultural heritage resources. Section 2 of the OHA charges the Minister of Tourism, Culture and Sport (MTCS) with the responsibility to,

“...determine policies, priorities and programs for the conservation, protection and preservation of the heritage of Ontario.”

Designation of heritage resources under Part IV of the OHA publicly recognizes and promotes awareness of heritage properties. It provides a process for ensuring that changes to a heritage property are appropriately managed and that these changes respect the property’s heritage value and includes protection from demolition. The OHA allows municipalities to designate individual properties (Part IV) and heritage conservation districts (Part V), to list individual properties of cultural heritage value or interest (Part IV, Section 27), and to protect a heritage property with an easement (Part IV). The Ontario Heritage Trust (OHT) may protect a heritage property with an easement (Part II) and the Minister of MTCS, after consultation with the OHT, may designate a property of provincial significance (Part IV, Section 34.5).

Under Subsection 27 (1) of the OHA, a municipal clerk is required to keep a current register of properties of cultural heritage value or interest located in their municipality. The municipal register must include all properties designated by the municipality under Part IV, all heritage conservation districts under Part V of the OHA, as well as all properties designated by the Minister of MTCS. In addition, OHA Subsection 27 (1.2) allows a listed” property to be placed on the register. Once a property or district has been designated and notice has been given to the OHT, the property is listed on the provincial register of heritage properties.

Heritage attributes, in relation to a property, are defined in the OHA as the attributes of the property that cause it to have cultural heritage value or interest. The Provincial

Government has established “Criteria for Determining the Cultural Heritage Value or Interest,” for properties through ‘Ontario Regulation 9/06’. For Crown owned property, MTCS has established “Criteria for Determining the Cultural Heritage Value or Interest,” of properties through ‘Ontario Regulation 10/6’ and prepared the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (July 1, 2012) under OHA, Part III.1.

The alteration process under Section 33 of the OHA helps to ensure the heritage attributes of a designated property, and therefore, its heritage value is conserved. If an owner of a designated property wishes to make alterations to the property that will affect the property’s heritage attributes, the owner must obtain written consent from the council. This applies to the alteration of the buildings or structures, as well as to alterations of other aspects of the designated property such as landscape features or natural features that have been identified as heritage attributes. Although, listing non-designated properties does not offer any specific protection under the OHA, Section 27 (3) states if a property is included in the register under Subsection (1.2) has not been designated under Section 29, the owner of the property shall not demolish or remove a building or structure on the property. Additionally, they are not permitted to demolish or remove any of the buildings or structures unless the owner gives the council of the municipality at least 60 days notice, in writing, of the owner’s intention to demolish or remove the building or structure, to permit the demolition or removal of the building.

Provincial heritage properties are not subject to designation by municipalities or the Minister. Under amendments to the Act, the province was given the responsibility to establish a comparable standard of identification, protection and care for provincial heritage properties as already exists for private property. As a result, the MTCS developed the *Standards and Guidelines for the Conservation of Provincial Heritage Properties*.

2.4 Ministry of Tourism, Culture and Sport (MTCS)

The MTCS is responsible for the administration of the OHA and is responsible for protecting of Ontario’s cultural heritage resources, which includes cultural heritage landscapes, built heritage resources and archaeological resources. Since cultural heritage resources may be impacted adversely by both public and private land development, it is incumbent upon planning and approval authorities to consider heritage resources when making planning decisions.

Guidelines provided by the MTCS assist in the assessment of cultural heritage resources as part of an environmental assessment. They include, *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (October 1992), and *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1980). The *Guidelines on the Man-Made Heritage Component of Environmental Assessments* state:

“When speaking of man-made heritage we are concerned with works of man and the effects of his activities in the environment rather than with moveable human artifacts or those environments that are natural and completely undisturbed by man.”

The guidelines say one may distinguish broadly between two basic ways of visually experiencing cultural heritage resources in the environment, that is, as cultural heritage landscapes and as built heritage. Cultural heritage landscapes are a geographic area perceived as a collection of individual person-made built heritage resources set into a whole, such as, historical settlements, farm complexes, waterscapes, roadscape, railways, etc. They emphasize the interrelationship of people and the natural environment and convey information about the processes and activities that have shaped a community. Cultural heritage landscapes may be organically evolved landscapes as opposed to designed landscapes. Some are ‘continuing landscapes’, which maintain the historic use and continue to evolve, while others are ‘relict landscapes’ where the evolutionary process has come to an end but important landscape or built heritage resources from its historic use are still visible. There are also ‘associative landscapes’ with religious, artistic, or cultural associations of the natural element rather than material cultural evidence, which may be insignificant or even absent. Built heritage comprises individual, person-made or modified parts of a cultural heritage landscape such as buildings as well as structures of various types such as cemeteries, planting and landscaping structures, etc.

The MTCS guidelines for environmental assessment describe the attributes necessary for the identification and evaluation of any discrete aggregation of person-made features or cultural heritage landscapes, as well as the attributes necessary for the identification and evaluation of built heritage resources for environmental assessments.

As well the MTCS provides the *Ontario Heritage Toolkit*, a series of guides that explain different aspects of the OHA, including the *Planning Act*, the *Historic Places Initiative* and other related programs. It states, to conserve a cultural heritage resource a municipality or approval authority may require a heritage impact assessment and/or a conservation plan to guide the approval, modification, or denial of a proposed development.

Under the OHA, the MTCS produced the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (April 28, 2010), effective as of July 1, 2010. The *Standards and Guidelines* state government ministries and prescribed public bodies shall apply the “Criteria for Determining Cultural Heritage Value”, as set out in the Ontario Regulation 9/06 under the OHA. If the property meets the criteria in Ontario Regulation 9/06, it is a provincial heritage property. If deemed to be a provincial heritage property the “Criteria for Determining Cultural Heritage Value of Provincial Significance”, as set out in Ontario Regulation 10/06, is to be applied. If the property meets the criteria in Ontario Regulation 10/06, it is a provincial heritage property of provincial significance.

2.5 City of Vaughan

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 development activities.*

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.

3.0 ASSESSMENT METHODOLOGY

3.1 Introduction

A windshield survey was completed in May 2014 to identify cultural heritage landscapes and principal, above ground, built heritage features of 40 years of age and older in the study corridor for Huntington Road. Given the nature of the project, the emphasis of the site review was placed on the identification of those cultural heritage resources located within and adjacent to the existing right-of-way.

For the purposes of this CHAR the following tasks were undertaken:

- identification of major historical themes and activities of the study corridor through historical research and a review of topographic and historical mapping;
- identification of associated cultural heritage landscapes and built heritage resources within the study corridor through major historical themes and activities and historical mapping;
- a survey of lands within and adjacent to study corridor; and
- identification of sensitivities for changes and impacts to built heritage resources and cultural heritage landscapes through the review of the historical information, the results of the survey and the impacts of the preliminary design.

- Contact with the City of Vaughan to confirm the survey findings and heritage issues and recognition..

3.2 Public Consultation and Heritage Recognition

Municipal

Heritage resources in Vaughan are recorded in an evolving inventory of identified places. This inventory is formally known as the Heritage Register or the *Vaughan Heritage Inventory* (Section 27, OHA). The Vaughan Heritage Inventory includes: all individually designated properties; all properties within a HCD; all properties in the Listing of Buildings of Architectural and Historical Value (Approved by Council on June 27, 2005); all properties identified in the *City of Vaughan Cultural Heritage Landscape Inventory and Policy Study* (March 2010), as being an agricultural, industrial, cemetery or scared landscape; and, all properties of interest to Cultural Services Division needing further research and review. When development is proposed on or adjacent to a cultural heritage landscape not designated under the *Ontario Heritage Act* (OHA), but is on the city's Register of Cultural Heritage Resources or recognized as an Area of Cultural Heritage Character, the applicant must comply with the procedures outlined in the *Vaughan Cultural Heritage Landscape Inventory and Policy Study*.

The Vaughan Heritage Inventory (VHI) is a comprehensive inventory including properties that are of interest, Registered under Part IV, Section 27 of the OHA, Designated Part IV, Section 29, of the OHA and Part V of the OHA. The inventory also includes properties that may be also identified as a potential Cultural Heritage Landscape (CHL) in the *City of Vaughan Official Plan Cultural Heritage Landscape Inventory and Policy Study*.

The consultants contacted the City of Vaughan was contacted in 2014 and in December 2015 in regard to heritage issues associated with the Huntington Road study corridor. The City provided the information that the following properties located within or adjacent to the Huntington Road study corridor were included on Vaughan Heritage Register (VHI), and/or the Kleinburg-Nashville Heritage Conservation District (HCD) and/or the *City of Vaughan Official Plan Cultural Heritage Landscape Inventory and Policy Study* (CHLI). The City of Vaughan reviewed the information in April 2017 and no additional heritage resources to the findings of 2014 and 2015 were noted.¹

- 8700 Huntington Road, VHI;
- 8741 Huntington Road, VHI;

¹ City of Vaughan Memorandum. To Mani Shahrokni. Transportation Engineer, Development/ Transportation Engineering Department, From Shelby Blundell, Cultural heritage Coordinator, Urban Design and Cultural Heritage Division. Development Planning Department. Re: Class Environmental Assessment Study Huntington Road From Langstaff Road to McGillivray Road and from Major Mackenzie Drive to Nashville Road, Concession 9 and 10, Part lots 16 to 26, City of Vaughan, April 19, 2017. .

- 8811 Huntington Road, VHI;
- 8934 Huntington Road, (VHI, CHLI);
- 9571 Huntington Road, VHI;
- 6666 Rutherford Road, (VHI, CHLI);
- 10655 Huntington Road, Nashville Cemetery (VHI, CHL CEM 3);
- 10220 Huntington Road, (VHI, CHLI);
- 10436 Huntington Road, (VHI, CHLI);
- 10533 Huntington Road, VHI;
- 10540 Huntington Road, VHI;
- Nashville Road, Kleinburg-Nashville HCD including,
 - 960 Nashville Road (VHI, HCD, CHLI);
 - 965 Nashville Road (VHI, HCD, CHLI).
 - 970 Nashville Road (VHI, HCD, CHLI); and
 - 975 Nashville Road (VHI, HCD, CHLI).

The Kleinburg-Nashville Heritage Conservation District also includes the eastern portion of the property at 6850 Nashville Road in the northwest corner of Nashville Road and Huntington Road and the southwest corner of Nashville Road and Huntington Road.

The Cultural Heritage Coordinator confirmed the following two (2) properties are on the Vaughan Heritage Inventory; however, the results of the May 2014 field survey indicate buildings have been removed.

- 10579 Huntington Road (VHI), property of interest; and,
- 6560 Langstaff Road (VHI), property of interest.

Provincial/Federal/Other

None of the cultural heritage resources identified during the survey work are recognized as cultural heritage resources on a provincial or federal level.

4.0 HISTORICAL SUMMARY

4.1 Township of Vaughan, York County

The British government acquired the area comprising Vaughan Township from the Mississauga Nation as part of the Toronto Purchase in 1787. The township survey of Vaughan began in 1795, but was not completed until 1851. The sidelines were resurveyed in 1861. The township was divided into a grid pattern with eleven, north-south concessions, and for the most part, with 200 acre lots. Concessions 9, 10 and 11, were cut off in the south due to original survey line of the Toronto Purchase on the west and Yonge Street on the east. The east to west side roads were placed one and a quarter miles apart. The 200 acre lots were usually divided into 100 acre lots on the east and west side.

The first Crown Patents to be issued in Concessions 9 and 10 date from the late 1790s and early 1800s. Clergy or Crown Reserve land was often leased until it became available for sale starting in the early 1820s. Early landowners along Huntington Road included, but were not limited to, the following families: Agar, Burton, Farr, Jeffrey, Kellam, McGillivray and Wardlaw.² The township had a population of 570 people in 1817, as well as 2,577 acres of land cultivated, 33 dwellings, 2 gristmills, and 3 sawmills. By 1825, the population had increased to 947 people and the cultivated land to 4,090 acres. Additionally, there were 70 taxable dwellings, 2 grist mills and 6 saw mills.³ Generally, settlement in the west part of Vaughan Township increased steadily after 1830. In 1832, the township population had reached 2,141 people, and by 1834, it had increased to 2,861 people.⁴

By 1840, Vaughan Township was generally opened up with about one third of its land cleared for agriculture. The township included a population of 3,921 people, as well as 38,214 acres of cultivated land, 257 taxable dwellings, 18 sawmills and 6 grist mills.⁵ Its population in 1842 was assessed at 4,187 people with over one quarter from English, Irish and Scottish background and 1,500 native British Canadians.⁶ *Smith's Canadian Gazetteer* (1846) describes Vaughan Township as,

*...a township of excellent land; it is well settled and contains numerous well cleared and highly cultivated farms. The land is generally rolling, and the timber a mixture of hardwood and pine. The township is watered by branches of the River Humber... There are six grist and twenty-five saw mills in the township.*⁷

From the 1840s to the 1870s, the township prospered as a farming area, with Toronto as a major market. The local road system was consolidated and cleared, farmsteads moved from subsistence farming to more prosperous enterprises, earlier log farmhouses were replaced by brick, frame and some stone residences, larger barns were built accompanied by agricultural outbuildings, while churches, cemeteries and schoolhouses were being established. Historical settlements such as Kleinburg and Elder's Mills were established around mills, and expanded to provide services for the surrounding agricultural community. The Toronto, Grey and Bruce Railway was built through Vaughan Township in 1871 running from the Toronto Junction to Woodbridge, Elder's Mills and Kleinburg to Orangeville. In the 1871-81 period of time, there was a slight decline in the township population due to the incorporation of Richmond Hill and outward immigration to the United States and to the Canadian northwest to pursue other economic opportunities.⁸

² Elmore G. Reaman, *The History of Vaughan Township* (Toronto: University of Toronto Press, 1971) 36.

³ *Ibid.*, 58.

⁴ *Ibid.*, 61.

⁵ *Ibid.*

⁶ *Ibid.*

⁷ Wm. H. Smith, *Smith's Canada Gazetteer* (Toronto: H. & W. Rowsell, 1846) 199.

⁸ Reaman, 64.

Vaughan Township's population remained relatively steady until the mid 1930s. Twentieth century topographical maps continue to illustrate the agricultural character of the landscape in southwest corner of Vaughan into the latter part of the century. However, following World War II, there was a steady influx of immigration, and by 1960s the population stood at 15,957 people.⁹ In 1971, the Province created the new regional government of York Region and Vaughan Township was merged with the Village of Woodbridge to form the Town of Vaughan. In 1991, it officially changed its legal status to the City of Vaughan.

Kleinburg

The community of Kleinburg developed around a mill site established by John N. Kline in the late 1840s on the West Branch of the Humber River on Lots 24 and 25, Concession 9. Lot 24 was subdivided into smaller individual lots by 1848, which formed the nucleus of the village. The mills served the local agricultural community and served as the stimulus for the establishment of a commercial centre. Kline left the area c1851 and James Mitchell bought the mills. He sold them to the Howland brothers, William P., Fred and Henry S. Howland, in 1852. The Howlands also owned mills at Lambton in York County, Waterdown in Wentworth County and St. Catharines in Lincoln County. William P., and Henry S. Howland also held important government positions and were in the banking industry. The Howlands built a sawmill and a store in the village. A second mill developed on the east side of the Humber River. In the 1850s, the Stegmans owned this business. Other businesses followed serving the needs of the mills and the local and area population. Kleinburg became a stopping place on the road to Toronto. The first post office was opened in 1852 with H.S. Howland as postmaster. In 1870-71, the population of Kleinburg was approximately 350 people.¹⁰ Kleinburg continued as a local and area service centre into the 20th century. In the 1960s, Kleinburg became known as the site of the McMichael Canadian Art Collection.

Elder's Mills

Elder's Mills developed as a farming community along Rutherford Road and Highway 27. Early area settlers included, but are not limited to, the Burton, Fleming and Somerville families. In 1850, James Gibb Thomson erected a sawmill, a grist mill and a carding mill on the main branch of the Humber River Lot 16, Concession 8; David Elder took over the operation of the mills in 1869, and the community carries his family surname. The early settlement included the mills, a schoolhouse, a Presbyterian church,

⁹ City of Vaughan Archives, History of Vaughan, Post –World War II Settlement.
Access: --<https://www.vaughan.ca/services/vaughan_archives/historyofvaughan/VaughanDocuments/Post%20WWII%20Settlement.pdf> (May 2014).

¹⁰ Reaman, 109.

a post office established in 1874, and a blacksmith shop.¹¹ In 1870, the Toronto Grey and Bruce Railway opened its line through the community; a flag stop was opened in 1913.

Nashville

East's Corners, later renamed Nashville, was established at the Toronto, Grey and Bruce Railway station in the latter part of the 19th century on Lots 25 and 16, Concession 9. In the 1880s, the railway is shown on the Vaughan Township map in the *Illustrated Historical Atlas* (1878); however, Nashville is not shown as a community. The Nashville post office opened in 1881, and by 1890, the community had a hotel and a grain elevator at the station. In the early 20th century there was a lumber yard, a blacksmith's shop and a nearby Presbyterian church.¹² A number of residences were built along Nashville Road to the east of the present Huntington Road.

A small frame chapel was built by John Bird, a carpenter by trade, in 1855, for the Nashville Zoar Primitive Methodist Church on the west half of Lot 24W, Concession 9. The congregation was disbanded thirty years later in 1884. The church building was sold in 1909, and the proceeds were used to improve the adjoining cemetery, now Nashville Cemetery on Huntington Road.¹³

5.0 IDENTIFICATION OF CULTURAL HERITAGE LANDSCAPES AND BUILT HERITAGE RESOURCES

5.1 Introduction

For the purposes of cultural heritage landscape and built heritage resource identification, this section provides a brief description of the existing environment of the study corridor on Fifth Line between Britannia Road and Derry Road and the associated principal cultural heritage landscapes and built heritage resources identified within or adjacent to the study corridor.

Generally, improvements to road infrastructure has the potential to adversely affect cultural heritage landscapes and built heritage resources by displacement and/or disruption during as well as after construction. Built heritage resources and/or cultural heritage landscapes may experience displacement, i.e., removal, if they are located within the Right-of-Way (ROW) of the undertaking. There may also be potential for disruption

¹¹ Ibid., 105; and, Town of Vaughn Plaque, "Elder's Mills"; City of Vaughan Archives, History of Vaughan, Early Milling Communities. Access: --<http://www.vaughan.ca/services/vaughan_archives/historyofvaughan/VaughanDocuments/Early%20Milling%20Communities%20in%20Vaughan.pdf> (May 2014).

¹² Reaman, 113.

¹³ Patricia Somerville and, Catherine Macfarlane, *A History of Vaughan Township Churches* (Vaughan Township Historical Society: 1984) 265-269.

and/or indirect impacts, to cultural heritage resources by the introduction of physical, visual, audible or atmospheric elements that are not in keeping with their character and, or setting. Isolation of cultural heritage resources may occur due to severance of land for new roads. Isolation of a built heritage feature often leads to demolition due to neglect and/or vandalism.

5.2 Description of the Existing Environment

The study area is situated in the western part of the City of Vaughan within the physiographical region known as the Peel Plain. The Peel Plain is characterized by level to gently rolling topography with a gradual slope southward to Lake Ontario. The clay soils with a gradual and fairly uniform slope towards Lake Ontario. The underlying geological material is a till comprising shale and limestone. Tributaries of the Humber River watershed cross the study area.

Settlement of the land occurred in the early part of the 19th century. Wheat-growing was the first principal crop grown in Vaughan in the 19th century, followed by mixed crop and livestock practices. Nearness to the Toronto market resulted in the development of the area as a milk shed in the 20th century. Smaller specialized farms also developed due to its closeness to the urban market.¹⁴

The present and former agricultural fields, fencerows, tree lines and a few active, and several former farm complexes continue to characterize the study area, although the land use is in transition. Several former farm complexes located in the area have been abandoned, or have lost their associated agricultural buildings. A handful of rural residential buildings built in the second part of the 20th century are scattered along the local roads. The grid pattern of the original township survey is still distinctive in the landscape.

The lands east of Highway 50 to Highway 27 in the City of Vaughan and south of Major Mackenzie Drive are designated for industrial use. Huntington Road between Langstaff Road and Rutherford Road has been improved. The Canadian Pacific Intermodal Terminal occupies the land between Highway 50 and Huntingdon Road, north of Rutherford Road and south of Major Mackenzie Drive. The Liuna Local 183 Training Centre is located in the former 19th century the Robert Agar House at 8700 Huntington Road north of Langstaff Road. On the east side Huntington Road north of Langstaff Drive, there is an abandoned, early 19th century, farm complex at 8741 Huntington Road.

Huntington Road between Rutherford Road and McGillivray Road is unimproved with a speed limit of 60 km/hr., and a load restriction of 5 tonnes. The CPR MacTier Subdivision has a late 20th century railway spur that crosses Huntingdon Road at McGillivray Road providing entry to the CP Intermodal site. The spur line resulted in the

¹⁴ L.J. Chapman and D.J. Putnam, *The Physiography of Southern Ontario* (Ministry of Natural Resources, 1984) 174-176.

realignment of McGillivray Road to the south of the railway line, and the closure of its original exit onto Major Mackenzie Drive.

Huntington Road north of Major Mackenzie Drive to Nashville Road, is generally a two lane paved road with little to no shoulders. Some former farm complexes with associated buildings and agricultural field patterns continue to exist on the west side of Huntington Road north of Major Mackenzie Drive. The east side of Huntington Road north of Major Mackenzie is currently undergoing residential subdivision development. The Nashville Cemetery is located on the east side of Huntington Road immediately north of this residential development. Some single residential lots have been subdivided to the north of the cemetery as well as on the west side of the road to the south of the hamlet of Nashville. Nashville is located at the intersection of Huntington Road and Nashville Road and is part of the Kleinburg-Nashville Heritage Conservation District.

5.3 Description of Identified Cultural Heritage Resources

The survey of the study corridor was completed in May 2014. No further survey was completed following the original field review. A description of the identified cultural heritage resources, including cultural heritage landscapes (CHL) and built heritage resources (BHR), are listed in the following ***Table 1: Identified Cultural Heritage Landscapes (CHL) and Built Heritage Resources (BHR) Located Within or Adjacent to the Study Area for Huntington Road from Langstaff Road to McGillivray Road and from Major Mackenzie Drive to Nashville Road*** and mapped in ***Figures 2 and 3***. Sites 17 and 18, refer to geographical areas, generally located throughout the study corridor as indicated in the description contained in Table 1, therefore they are not mapped on Figures 2 and 3. All other numbered sites in Table 1 are shown on Figures 2 and 3 and relate to specific properties/municipal addresses.

Table 1 includes a site number, resource category, resource type, location, description and digital photograph of the principal built heritage resource or associated cultural heritage landscape or an historical map for the sites. The following explanatory notes provide background material on the information contained in Table 1.

- Sites are numbered generally from south to north along Huntington Road.
- Resources are identified by category: Cultural Heritage Landscape (CHL) or Built Heritage Resource (BHR) and by type: roadscape, residence, etc.
- The municipal address, when applicable, locates the identified cultural heritage resources.
- A brief description of the cultural heritage resource, e.g., notable landscape features, structures on the property, construction period(s), building materials, roof shape, number of storeys, architectural style or influence, is based upon information gained from the public roadway.

- Known heritage value as identified through listing in the Vaughan Heritage Inventory, Kleinburg-Nashville Heritage Conservation District, and the City of Vaughan Official Plan Cultural Heritage Landscape Inventory and Policy Study.
- Digital photographs with caption, current as of November 2014, are supplied for each resource.

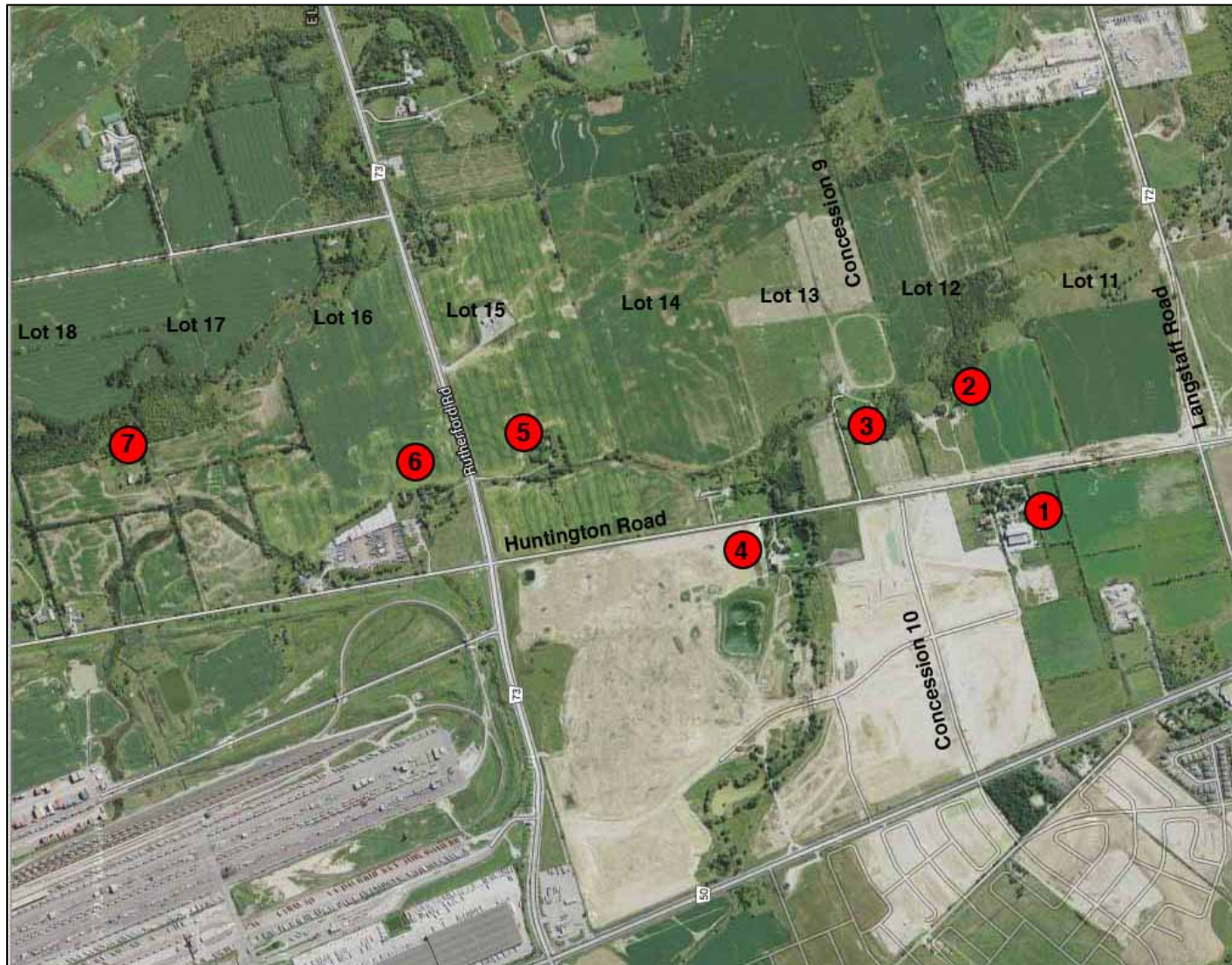


Figure 2. Identified cultural heritage resources located within or adjacent to the Huntington Road Study Corridor from Langstaff Road (right) to north of Rutherford Road in the City of Vaughan [Google Maps, 2015, as adapted].

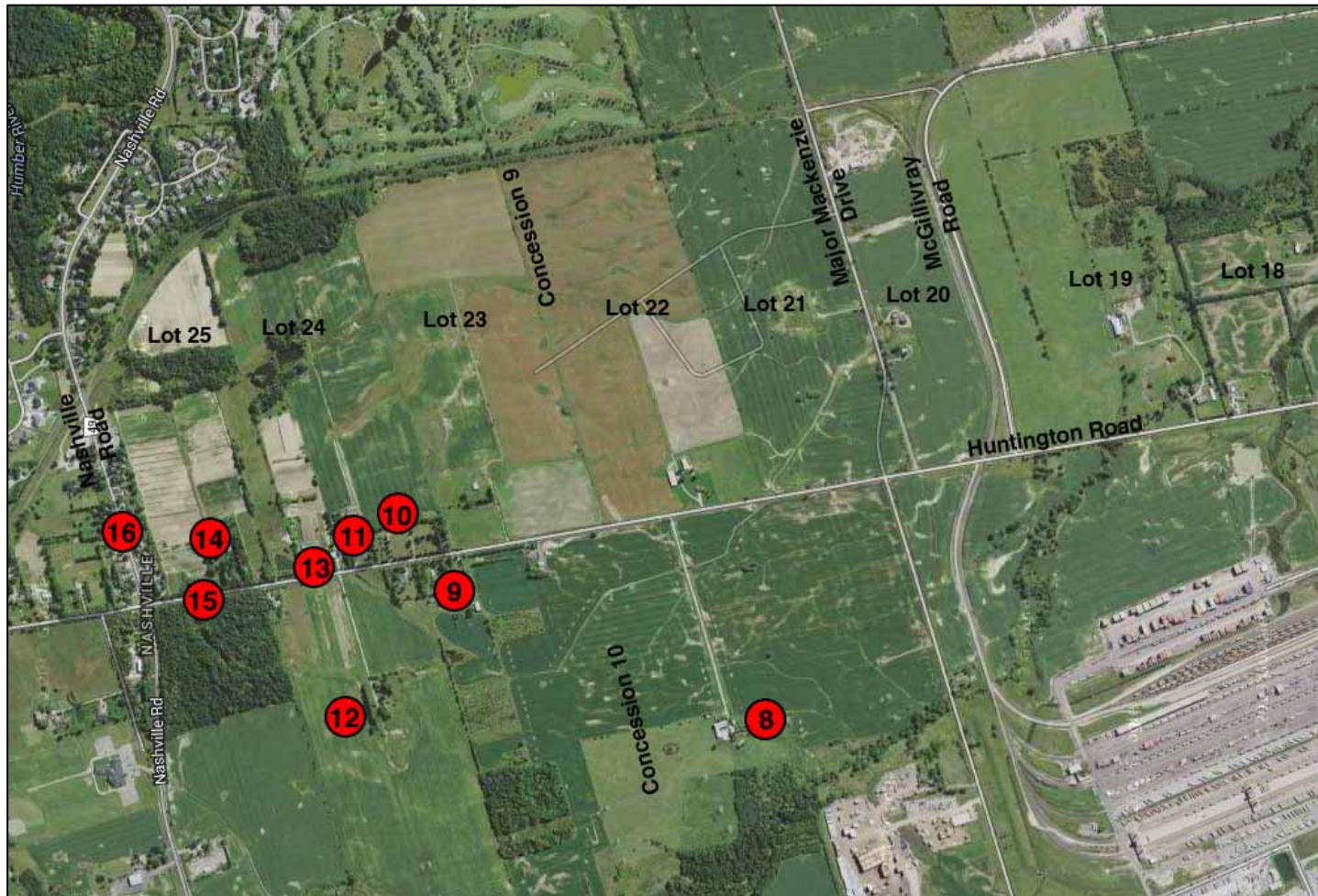





Figure 3. Identified cultural heritage resources located within or adjacent to the Huntington Road Study Corridor from McGillivray Road (right) to Nashville Road in the City of Vaughan [Google Maps, 2015, as adapted].

TABLE 1: IDENTIFIED BUILT HERITAGE RESOURCES (BHR) AND CULTURAL HERITAGE LANDSCAPES (CHL) WITHIN AND ADJACENT TO THE HUNTINGTON ROAD STUDY CORRIDOR PART A: LANGSTAFF ROAD TO MCGILLIVRAY ROAD AND PART B: MAJOR MACKENZIE DRIVE TO NASHVILLE ROAD

Site #	Resource Category	Resource Type	Location & Municipal Address	Description	Heritage Recognition	Digital Image/Aerial
1.	BHR	Residential: Former Farmhouse	8700 Huntington Road, west side (Lot 12E ¹⁵ , Concession 10, geographical Township of Vaughan) City of Vaughan	Liuna Local 183 Training Centre, formerly the Robert Agar House. Built c1855, this vernacular 1 ½ storey dichromatic brick building has a centre gable roof with return eave detail, end chimneys and a full width “Regency-style” front verandah with trellis detailing. The <i>Vaughan Heritage Inventory</i> refers to a c1855 “Georgian” style house on site. The property is associated with the community of Elder’s Mills.	Municipally designated under the OHA, By-Law 46-82, and included on the <i>Vaughan Heritage Inventory</i> (Registered LSHS).	 View southwest to the front (east) and north elevations of the former residence [May 2014].
2.	BHR	Residential: Former Farmhouse	8741 Huntington Road, east side (Lot 12W, Concession 9, geographical Township of Vaughan) City of Vaughan	Residence This vernacular 19 th century, 1 ½ storey wood frame house has a three bay front with a centre door and flanking window openings and a side gable roof clad in metal roofing material with two end chimneys. It is currently vacant and in a derelict condition. Former barn and agricultural outbuildings have been demolished. The property is associated with the community of Elder’s Mills.	Included on the <i>Vaughan Heritage Inventory</i> .	 view of front (west) elevation of the residence [May 2014].

¹⁵ VHI indicates property on Lot 13, Concession 10.

TABLE 1: IDENTIFIED BUILT HERITAGE RESOURCES (BHR) AND CULTURAL HERITAGE LANDSCAPES (CHL) WITHIN AND ADJACENT TO THE HUNTINGTON ROAD STUDY CORRIDOR PART A: LANGSTAFF ROAD TO MCGILLIVRAY ROAD AND PART B: MAJOR MACKENZIE DRIVE TO NASHVILLE ROAD

Site #	Resource Category	Resource Type	Location & Municipal Address	Description	Heritage Recognition	Digital Image/Aerial
3.	CHL	Agricultural: Former Farm Complex	8811 Huntington Road, east side, (Lot 13W, Concession 9, geographical Township of Vaughan) City of Vaughan	Henry Burton House The residence is set a distance back from the road. The long drive crosses Rainbow Creek. No access was provided for the survey and the residence not visible from public roadway. The complex includes a 19 th century wood frame farmhouse, a foundation of an older barn, barns and outbuildings. ¹⁶ The <i>Vaughan Heritage Inventory</i> refers to a c1832 “Georgian” style house on site. The property is associated with the community of Elder’s Mills.	Included on <i>Vaughan Heritage Inventory</i> .	No photograph available from public roadway.
4.	BHR	Residential	8934 Huntington Road, west side (Lot 14E, Concession, 10, geographical Township of Vaughan) City of Vaughan	James Somerville House This 1 ½ storey stone house has a five bay front elevation with a centre door and two window openings on each side, a side gable roof with return eave detail and stone quoins. It has undergone some exterior change. The <i>Vaughan Heritage Inventory</i> refers to a c1856 “Georgian” style house on site. The property is associated with the community of Elder’s Mills.	Included on the <i>Vaughan Heritage Inventory</i> (Registered LSHS) and in <i>City of Vaughan Official Plan Cultural Heritage Landscape Inventory and Policy Study</i> . (AGR 9).	 View to front (east) elevation [May 2014].

¹⁶ Scarlett Janusas Archaeology Inc., *Cultural Heritage Landscape & Built Heritage Study Block 59, West Vaughan Employment Area* (Prepared for Cole Engineering Group, April 30, 2014) 64.

TABLE 1: IDENTIFIED BUILT HERITAGE RESOURCES (BHR) AND CULTURAL HERITAGE LANDSCAPES (CHL) WITHIN AND ADJACENT TO THE HUNTINGTON ROAD STUDY CORRIDOR PART A: LANGSTAFF ROAD TO MCGILLIVRAY ROAD AND PART B: MAJOR MACKENZIE DRIVE TO NASHVILLE ROAD

Site #	Resource Category	Resource Type	Location & Municipal Address	Description	Heritage Recognition	Digital Image/Aerial
5.	BHR	Residential	No municipal number Rutherford Road, south side (Lot 15W, Concession 9, geographical Township of Vaughan) City of Vaughan. <i>Identified as 9151 Rutherford Road by City of Vaughan.</i>	Residence This site is accessed by a long drive. It includes an early 20 th century, 2 storey brick house with a truncated hip roof and additions. A barn foundation is located to the east of the entrance drive. The property is associated the community of Elder's Mills.	Not included on the <i>Vaughan Heritage Inventory</i> .	A photograph showing a two-story brick house with a red roof, viewed from an elevated position looking east from Huntington Road. The house is partially obscured by trees and a utility pole.
6.	BHR	Residential	6666 Rutherford Road, north side Lot 16W, Concession 9, geographical Township of Vaughan) City of Vaughan	John Fleming Residence This c1900, 2 storey brick residence displays elements of the Queen Anne style. It has a truncated hip roof with projecting gables on the front and west. A verandah is tucked into the front ell. There may be a barn foundation north of the house. The <i>Vaughan Heritage Inventory</i> refers to a c18790 "Queen Anne Revival" style house on site. The property is associated the community of Elder's Mills.	Included on the <i>Vaughan Heritage Inventory</i> and in the <i>City of Vaughan Official Plan Cultural Heritage Landscape Inventory and Policy Study (AGR 15)</i> .	A photograph showing the front (south) elevation of a two-story brick house with a green roof and a small porch. The house is surrounded by some brush and a utility pole.

TABLE 1: IDENTIFIED BUILT HERITAGE RESOURCES (BHR) AND CULTURAL HERITAGE LANDSCAPES (CHL) WITHIN AND ADJACENT TO THE HUNTINGTON ROAD STUDY CORRIDOR PART A: LANGSTAFF ROAD TO MCGILLIVRAY ROAD AND PART B: MAJOR MACKENZIE DRIVE TO NASHVILLE ROAD



Site #	Resource Category	Resource Type	Location & Municipal Address	Description	Heritage Recognition	Digital Image/Aerial
7.	CHL	Agricultural: Farm Complex	9571 Huntington Road, east side (Lot 18W, Concession 9, geographical Township of Vaughan) City of Vaughan	Farm Complex The buildings associated with this property are located at end of a long driveway and not visible from the public roadway. An aerial view indicates a house and barn on-site. The property is associated with the community of Elder's Mills.	Included on the <i>Vaughan Heritage Inventory</i> .	 Google 2011. No photograph available [May 2014].
8.	CHL	Agricultural: Farm Complex	10220 Huntington Road, west side Lot 22E, Concession 10, geographical Township of Vaughan) City of Vaughan	Richard Agar Farm A side gable brick house is set back a distance from Huntington Road and faces onto Major Mackenzie Drive. The <i>Vaughan Heritage Inventory</i> refers to a c1875 "Georgian" style house on site. Aerial photographs indicate a large barn complex stands to north of the house. The property is associated with the community of Nashville.	Included on the <i>Vaughan Heritage Inventory</i> (Registered LSHS) and in the <i>City of Vaughan Official Plan Cultural Heritage Landscape Inventory and Policy Study</i> (AGR 8).	 View west along long entrance drive to the farm complex [May 2014].

TABLE 1: IDENTIFIED BUILT HERITAGE RESOURCES (BHR) AND CULTURAL HERITAGE LANDSCAPES (CHL) WITHIN AND ADJACENT TO THE HUNTINGTON ROAD STUDY CORRIDOR PART A: LANGSTAFF ROAD TO MCGILLIVRAY ROAD AND PART B: MAJOR MACKENZIE DRIVE TO NASHVILLE ROAD





Site #	Resource Category	Resource Type	Location & Municipal Address	Description	Heritage Recognition	Digital Image/Aerial
						 <p>View north to farmhouse [UMcA 2011].</p>
9.	CHL	Agricultural: Farm Complex	10436 Huntington Road, west side Lot 23E, Concession 10, geographical Township of Vaughan) City of Vaughan	<p>Farm Complex</p> <p>The 1 ½ story red brick farmhouse has a decorative dichromatic detailing consisting of bands, quoins and voussoirs of buff coloured brick. It has a centre gable roof with vergeboard and a three bay front elevation with a centre door and flanking window openings. The front entry porch has decorative woodwork. The <i>Vaughan Heritage Inventory</i> refers to a c1875 "Gothic Revival" style house. A small gable barn, an older concrete silo and other buildings are located on-site. The property is associated with the community of Nashville.</p>	Included on the <i>Vaughan Heritage Inventory</i> (Registered LSHS) and in the <i>City of Vaughan Official Plan Cultural Heritage Landscape Inventory and Policy Study</i> (AGR 6).	 <p>View of front (east) elevation of the farmhouse. [May 2014].</p>

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Site #	Resource Category	Resource Type	Location & Municipal Address	Description	Heritage Recognition	Digital Image/Aerial
10.	CHL	Funerary: Cemetery	10655 Huntington Road, east side Lot 24W ¹⁷ , Concession 9, geographical Township of Vaughan) City of Vaughan	Nashville Cemetery John Bird built a small frame chapel in 1855, for the Nashville Zoar Primitive Methodist Church on this site. The congregation was disbanded in 1884 and the church building was sold in 1909 with the proceeds being used to improve the adjoining cemetery. The cemetery contains a 1 story concrete block building at the entrance, is enclosed with a decorative metal fence and contains a World War I memorial. It is maintained by the City of Vaughan. The property is associated with the community of Nashville.	Included on the <i>Vaughan Heritage Inventory</i> and in the <i>City of Vaughan Official Plan Cultural Heritage Landscape Inventory and Policy Study</i> (CEM 3).	 <p>Entrance to Nashville Cemetery [May 2014].</p>  <p>View north along front of Nashville Cemetery showing the fencing and wide grass boulevard [May 2014].</p>

¹⁷ VHI indicates cemetery on Lot 23, Concession 9; *Illustrated Historical Atlas* shows a cemetery on Lot 24, Concession 9.

TABLE 1: IDENTIFIED BUILT HERITAGE RESOURCES (BHR) AND CULTURAL HERITAGE LANDSCAPES (CHL) WITHIN AND ADJACENT TO THE HUNTINGTON ROAD STUDY CORRIDOR PART A: LANGSTAFF ROAD TO MCGILLIVRAY ROAD AND PART B: MAJOR MACKENZIE DRIVE TO NASHVILLE ROAD

Site #	Resource Category	Resource Type	Location & Municipal Address	Description	Heritage Recognition	Digital Image/Aerial
11.	CHL	Agricultural: Farm Complex	10533 Huntington Road, east side Lot 24W, Concession 9, geographical Township of Vaughan) City of Vaughan	Farm Complex The farmhouse, which appears to be late 19 th century, is 1 ½ storeys with stucco on the exterior walls, a side gable roof, a three bay front elevation with a centre door and flanking window openings, and 6/6 lights window sash. The <i>Vaughan Heritage Inventory</i> refers to a c1865 “Ontario House” on site. There are farm outbuildings on-site behind the house and associated agricultural fields. The property is associated with the community of Nashville.	Included on the <i>Vaughan Heritage Inventory</i> .	A photograph showing a white, two-story farmhouse with a side gable roof, partially obscured by large, mature trees. The house has a central door and windows with shutters. View to front (west) elevation of the residence [May 2014].
12.	CHL	Agricultural: Farm Complex	10540 Huntington Road, west side Lot 24E, Concession 10, geographical Township of Vaughan) City of Vaughan	Farm Complex The farmhouse is set a distance back from the public road and is not clearly visible from the road. It appears to be an early 20 th century house inspired by the “Four Square” architectural style of the early 20 th century. There are associated agricultural fields. The property is associated with the community of Tormore.	Included on the <i>Vaughan Heritage Inventory</i> .	A photograph showing a long, straight gravel driveway leading away from a road towards a field. A utility pole with a sign is visible on the left side of the driveway. View west along long driveway to the residence on the property [May 2014].

TABLE 1: IDENTIFIED BUILT HERITAGE RESOURCES (BHR) AND CULTURAL HERITAGE LANDSCAPES (CHL) WITHIN AND ADJACENT TO THE HUNTINGTON ROAD STUDY CORRIDOR PART A: LANGSTAFF ROAD TO MCGILLIVRAY ROAD AND PART B: MAJOR MACKENZIE DRIVE TO NASHVILLE ROAD

Site #	Resource Category	Resource Type	Location & Municipal Address	Description	Heritage Recognition	Digital Image/Aerial
13.	CHL	Agricultural: Former Farm Complex	10579 Huntington Road, east side Lot 24W, ¹⁸ Concession 9, geographical Township of Vaughan) City of Vaughan	A former residence has been demolished. The <i>Vaughan Heritage Inventory</i> references a “Georgian” style house on the property; Google Maps (2014) indicates a mid 1970s house, now demolished, was also located on site. There are associated cultivated fields behind a greenhouse structure. The property is associated with the community of Nashville.	Included on the <i>Vaughan Heritage Inventory</i> .	 <p>View east to the greenhouse and the driveway to right for the former house [May 2014].</p>
14.	BHR	Residential	10671 Huntington Road, east side Lot 25W ¹⁹ , Concession 9, geographical Township of Vaughan) City of Vaughan	Detached Residence The residence is hidden from view by trees and vegetation. It appears to be a 19 th century, 1 ½ storey frame house with a centre gable and a front entrance with a transom and sidelights. The <i>Vaughan Heritage Inventory</i> refers to an “Ontario House” on site. There is an older brick and frame outbuilding on-site. The property is associated with the community of Nashville.	Included on the <i>Vaughan Heritage Inventory</i> .	 <p>View through treelot to front (west) elevation of the residence [May 2014].</p>

¹⁸ VHI indicates property located on Lot 25, Concession 9.

¹⁹ VHI indicates property on Lot 24, Concession 9.

TABLE 1: IDENTIFIED BUILT HERITAGE RESOURCES (BHR) AND CULTURAL HERITAGE LANDSCAPES (CHL) WITHIN AND ADJACENT TO THE HUNTINGTON ROAD STUDY CORRIDOR PART A: LANGSTAFF ROAD TO MCGILLIVRAY ROAD AND PART B: MAJOR MACKENZIE DRIVE TO NASHVILLE ROAD



Site #	Resource Category	Resource Type	Location & Municipal Address	Description	Heritage Recognition	Digital Image/Aerial
15.	CHL	Transportation: Roadscape	Huntington Road north of Major Mackenzie Drive to Nashville Road (Lots 21 to 25, Concessions 9 & 10)	<p>Huntington Road</p> <p>Opened in the 19th century as a north-south road between Concession 9 and 10, this local road has a gravel surface between Rutherford Road and Major Mackenzie Road and paved surface from north of Major Mackenzie to Nashville Road. It is posted at 60 km/hr., and limited to 5 tonnes.</p> <p>From Langstaff Road to Rutherford Road, Huntington Road has been improved and urbanized.</p>	Not included on the Vaughan Heritage Register.	 <p>View north on Huntington Road from Rutherford Road [May 2014].</p>  <p>View south on Huntington Road from McGillivray Road [May 2014].</p>

TABLE 1: IDENTIFIED BUILT HERITAGE RESOURCES (BHR) AND CULTURAL HERITAGE LANDSCAPES (CHL) WITHIN AND ADJACENT TO THE HUNTINGTON ROAD STUDY CORRIDOR PART A: LANGSTAFF ROAD TO MCGILLIVRAY ROAD AND PART B: MAJOR MACKENZIE DRIVE TO NASHVILLE ROAD

Site #	Resource Category	Resource Type	Location & Municipal Address	Description	Heritage Recognition	Digital Image/Aerial
						<p>View south on Huntington Road south of Nashville Road [May 2014].</p>
16.	CHL	Historical Settlement	Lots 25 & 26, Concessions 9 & 10, geographical Township of Vaughan) City of Vaughan	<p>Nashville</p> <p>Originally known as East's Corners, this hamlet became know as Nashville after Jonathan Scott who hailed from Nashville, Tennessee. The hamlet appears to have grown up around a railway stop. A station was built in 1870 named Kleinberg. A post office opened in 1881 and was located at 970 Nashville Road. The former residence at 960 Nashville Road was built c1860; the building at 970 was built c1870; and the residence at 975 Nashville Road c1910.</p>	<p>Kleinburg-Nashville HCD under Part V of the OHA.</p> <p>The buildings at 960. 965, 970 and 975 Nashville Road are located within the HCD. The HCD boundaries also include the northwest and southwest corner of Huntington Road and Nashville Road.</p>	<p>View west on Nashville Road to Huntington Road showing 970 Nashville Road on the right [May 2014].</p>

TABLE 1: IDENTIFIED BUILT HERITAGE RESOURCES (BHR) AND CULTURAL HERITAGE LANDSCAPES (CHL) WITHIN AND ADJACENT TO THE HUNTINGTON ROAD STUDY CORRIDOR PART A: LANGSTAFF ROAD TO MCGILLIVRAY ROAD AND PART B: MAJOR MACKENZIE DRIVE TO NASHVILLE ROAD


Site #	Resource Category	Resource Type	Location & Municipal Address	Description	Heritage Recognition	Digital Image/Aerial
					<p>The HCD is included in the <i>City of Vaughan Official Plan Cultural Heritage Landscape Inventory and Policy Study</i> as a cultural landscape.</p>	 <p>View to residence to 960 Nashville Road [May 2014].</p> <p>View to the northeast to 970 Nashville Road [May 2014].</p>

TABLE 1: IDENTIFIED BUILT HERITAGE RESOURCES (BHR) AND CULTURAL HERITAGE LANDSCAPES (CHL) WITHIN AND ADJACENT TO THE HUNTINGTON ROAD STUDY CORRIDOR PART A: LANGSTAFF ROAD TO MCGILLIVRAY ROAD AND PART B: MAJOR MACKENZIE DRIVE TO NASHVILLE ROAD


Site #	Resource Category	Resource Type	Location & Municipal Address	Description	Heritage Recognition	Digital Image/Aerial
						 <p data-bbox="1423 836 1816 863">View to 975 Nashville Road [May 2014].</p>

TABLE 1: IDENTIFIED BUILT HERITAGE RESOURCES (BHR) AND CULTURAL HERITAGE LANDSCAPES (CHL) WITHIN AND ADJACENT TO THE HUNTINGTON ROAD STUDY CORRIDOR PART A: LANGSTAFF ROAD TO MCGILLIVRAY ROAD AND PART B: MAJOR MACKENZIE DRIVE TO NASHVILLE ROAD


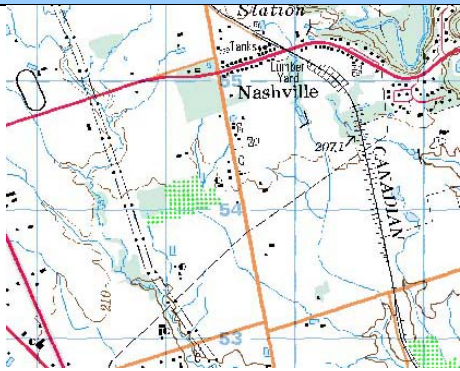
Site #	Resource Category	Resource Type	Location & Municipal Address	Description	Heritage Recognition	Digital Image/Aerial
17.	CHL	Township Survey	Geographic Township of Vaughan, City of Vaughan	Township of Vaughan The 19 th Century survey of Vaughan Township organized the land into a grid pattern of 11 concessions numbered east to west. Concessions 1-9 comprised 35 lots that were organized south to north. Concessions 10 and 11 were gores. Road allowances were provided between concessions and every fifth lot. The lot layout as identified by fence lines, tree lines, field patterns and the historic road network remains visible in the landscape.	Not included on the Vaughan Heritage Register.	 <p>A portion of the Vaughan Township map (1877) depicts the concession, lot and road layout along Huntington Road.</p>

TABLE 1: IDENTIFIED BUILT HERITAGE RESOURCES (BHR) AND CULTURAL HERITAGE LANDSCAPES (CHL) WITHIN AND ADJACENT TO THE HUNTINGTON ROAD STUDY CORRIDOR PART A: LANGSTAFF ROAD TO MCGILLIVRAY ROAD AND PART B: MAJOR MACKENZIE DRIVE TO NASHVILLE ROAD

Site #	Resource Category	Resource Type	Location & Municipal Address	Description	Heritage Recognition	Digital Image/Aerial
18.	CHL	Agricultural Landscape	Lots 26-34, geographic Township of Vaughan, City of Vaughan	<p>Agricultural Landscape</p> <p>The area was first settled in the early 19th century and was well developed as rural agricultural land by mid century. North of Major Mackenzie Drive, the area along Huntington Road has retained its agricultural character into the present with the historical landscape delineated by former and existing agricultural fields, tree lines, fence lines and hedgerows. The east to west survey pattern of the original lots is still visible in the landscape. The remaining farm complexes and former farms house continue to define the historical agricultural character of the area.</p>	Not included on the Vaughan Heritage Register.	 <p>A topographic map (2001) shows the agricultural landscape that still remains north of Major Mackenzie Drive.</p>

6.0 POTENTIAL EFFECTS OF UNDERTAKING ON CULTURAL HERITAGE RESOURCES

6.1 Introduction

This section provides an assessment of the potential adverse effects of the proposed improvements to Huntington Road associated with the Preferred Alternative Designs (*Figures 4 and 5*):

Part A

- Alternative 3: Langstaff Road to Rutherford Road; and
- Alternative 4: Rutherford Road to McGillivray Road.

Part B: Alternative 4: Major Mackenzie Drive to Nashville Road

The conservation of cultural heritage resources in planning is considered to be a matter of public interest. Generally, road improvement projects such as the widening of existing roadways have the potential to adversely affect cultural heritage landscapes and built heritage resources by displacement and/or disruption during, as well as after construction. Cultural heritage landscapes and/or built heritage resources may experience displacement or direct impacts, i.e., demolition or removal, if they are located within the rights-of-way of the undertaking or an area of property acquisition for the undertaking, and/or they occupy sites or locations that are required for temporary construction purposes, ancillary services or secondary functions, e.g. temporary site construction offices, lay-down area and storage areas, etc. Land severance as part of the undertaking may result in the isolation of built heritage resources due to lack of access and the potential for demolition or removal.

As well cultural heritage landscapes and/or built heritage resources may experience disruption, or indirect impacts, by the introduction of physical, visual, audible or atmospheric elements that are not in keeping with their character and, or setting. These indirect impacts may be temporary during construction, such as vibration impacts and dust particles, or permanent such as the introduction of new infrastructure. Other indirect impacts of a temporary or permanent nature may include, but are not limited to, changes in grading, alterations to built heritage resource setting and fabric as a result of visual, audible or atmospheric elements, and the removal of heritage attributes or elements from cultural heritage landscapes such as buildings and structures, tree lines, hedgerows, field patterns, etc.

The following proposed changes to Huntington Road are:

- Part A, Alternative 3, Langstaff Road to Rutherford Road includes four lanes of traffic on Huntington Road to accommodate projected future traffic, an urbanized

roadway to facilitate increased traffic volume and freight traffic, a 3-metre multi-use trail on the east side to support sustainable modes of transportation and a sidewalk on the west to support future development.

- Part A, Alternative 4, Rutherford Road to McGillivray Road includes four lanes on Huntington Road to accommodate projected future traffic, an urbanized roadway to facilitate increased traffic volume and freight traffic and a 3-metre multi-use trail on the east side to support sustainable modes of transportation.
- Part B, Alternative 4, Major Mackenzie Drive to Nashville Road includes only two lanes of traffic on Huntington Road to adequately accommodate future traffic demand, an urbanized roadway, and a 3-metre multi-use trail on the east side to support residential subdivision and encourage sustainable modes of transportation. The west side of Huntington Road will be further refined in detail design pending future development.

6.2 Direct Impacts

There are no identified direct impacts to the cultural heritage resources identified in *Table 1* as a result of the Preferred Alternative Designs (*Figures 4 and 5*):

Part A

- Alternative 3: Langstaff Road to Rutherford Road; and
- Alternative 4: Rutherford Road to McGillivray Road.

Part B:

- Alternative 4: Major Mackenzie Drive to Nashville Road.

6.3 Indirect Impacts

The principal effects due to the proposed Huntington Road improvements are indirect impacts due road improvements and urbanization associated with the Preferred Alternative Designs for Part A and Part B.

Indirect impacts are noted for the following properties and identified in *Table 1*.

- Site #1: 8700 Huntington Road, Designated Part IV, OHA, VHI;
- Site #2: 8741 Huntington Road, property of interest, VHI;
- Site #3: 8811 Huntington Road, property of interest, VHI;
- Site #4: 8934 Huntington Road, Registered Part IV, OHA, VHI, CHLI;
- Site #5: 6666 Rutherford Road, Registered Part IV, OHA, VHI, CHLI;
- Site #7: 9571 Huntington Road, property of interest, VHI;
- Site #8: 10220 Huntington Road, Registered Part IV, OHA, VHI, CHLI;

- Site #9: 10436 Huntington Road, Registered Part IV, OHA, VHI, CHLI;
- Site #10: 10655 Huntington Road, Nashville Cemetery;
- Site #11: 10533 Huntington Road (**Table 1: Site #11**), property of interest, VHI;
- Site #12: 10540 Huntington Road (**Table 1: Site #12**), property of interest, VHI;
- Site #14: 10671 Huntington Road (**Table 1: Site #14**), property of interest, VHI; and
- Site #16: Nashville, Kleinburg-Nashville HCD including properties located within the HCD and designated under Part V of the OHA will be affected by road improvements to the Nashville Road and Huntington Road intersection, namely, 960, 965, 970 and 975 Nashville Road.

7.0 MITIGATION RECOMMENDATIONS

The proposed undertaking should not adversely affect cultural heritage resources. Intervention should be managed in such a way that its impact is sympathetic with the value of the resources. When the nature of the undertaking is such that adverse impacts are unavoidable it may be necessary to implement management or mitigation strategies that alleviate the deleterious effects to cultural heritage resources. Mitigation is the process of causing the lessening or negating of anticipated adverse impacts to cultural heritage resources. It may include, but is not limited to, such actions as avoidance, monitoring, protection, relocation, remedial landscaping, documentation of the cultural heritage landscape, documentation of the built heritage resource if to be demolished or relocated, and the salvage of building materials.

Mitigation measures and best management practices will be implemented to address potential impacts. Mitigation strategies will be carried out through the detailed design phase and prior and post construction work, as applicable. Refinements and enhancements to the mitigation recommendations will be made, as warranted, throughout all phases of the project.

As part of the Environmental Assessment Study process, the City of Vaughan has indicated all properties included in the Vaughan Heritage require the submission a Cultural Heritage Survey and a Cultural Heritage Resource Impact Assessment (CHRIA) for review and approval, as per its guidelines, in order to determine the possible impacts to the cultural heritage resources. As part of the EA study process, properties designated or registered under the OHA and included in the City's listing of properties of Cultural value shall be preserved through the tools and provisions outlined in the City of Vaughan Official Plan (Section 6). These properties may require the submission of a Conservation Plan, depending on the outcome of the CHRIA, if they are to be affected by the proposed road improvements. For development proposed on or adjacent to a cultural heritage

landscape included on the Vaughan Heritage Inventory and/or recognized as an Area of Cultural Heritage Character in the City of Vaughan Official Plan Cultural Heritage Landscape Inventory and Policy Study, compliance procedures are outlined in the City of Vaughan Cultural Heritage Landscape Inventory and Policy Study (March 2010).

Table 2: Potential Impacts and Mitigation Recommendations provides a summary of potential impacts and recommended mitigation measures for each of the identified cultural heritage sites within and adjacent to the Huntington Road study corridor. Table 2 identifies the need to complete cultural heritage evaluation work for those properties of 40 years of age or older, for identified indirect impacts.

The Cultural Heritage staff identified the requirement for the completion of a CHRIA for a number of properties (*See Table 2*) due to the potential for impacts proposed work associated the subject Class EA.²⁰ Further consultation with the Heritage staff is required. Properties identified in the City of Vaughan’s “Listing of Buildings of Architectural and Historical Value” or listed in the “Vaughan Heritage Inventory” are subject to review in a CHRIA. For properties in private, municipal or regional ownership, the City of Vaughan provides Guidelines for Cultural Heritage Impact Assessments. Conservation recommendations are based on the results of the CHRIA. The purpose of undertaking a CHRIA, which is provided to identify and evaluate cultural heritage resources in a given area to determine the impact that may result from a proposed development. A Conservation Plan depending on the outcome of the CHRIA may be a requirement to protect the cultural heritage resource from identified impacts.

General Recommended Mitigation Actions

Generally construction noise and vibration should be kept to a minimum in the vicinity of the identified built heritage resources in Table 1.

Landscaping plans should be developed in the vicinity of the identified heritage resources in Table 1 to soften the effect of the new urban roadway in the landscape.

²⁰ City of Vaughan Memorandum. To: Mani Shahrokni, Transportation Engineer, Development/Transportation Engineering Department. From: Celia Nin Hernandez, Cultural Heritage Coordinator and Daniel Rende, Cultural Heritage Coordinator. Re: Class EA Study Huntington Road From Langstaff to McGillivray Road and from Major Mackenzie Drive t to Nashville Road, Concession 9 and 10, Lots 16 to 26, City of Vaughan (August 20, 2014).

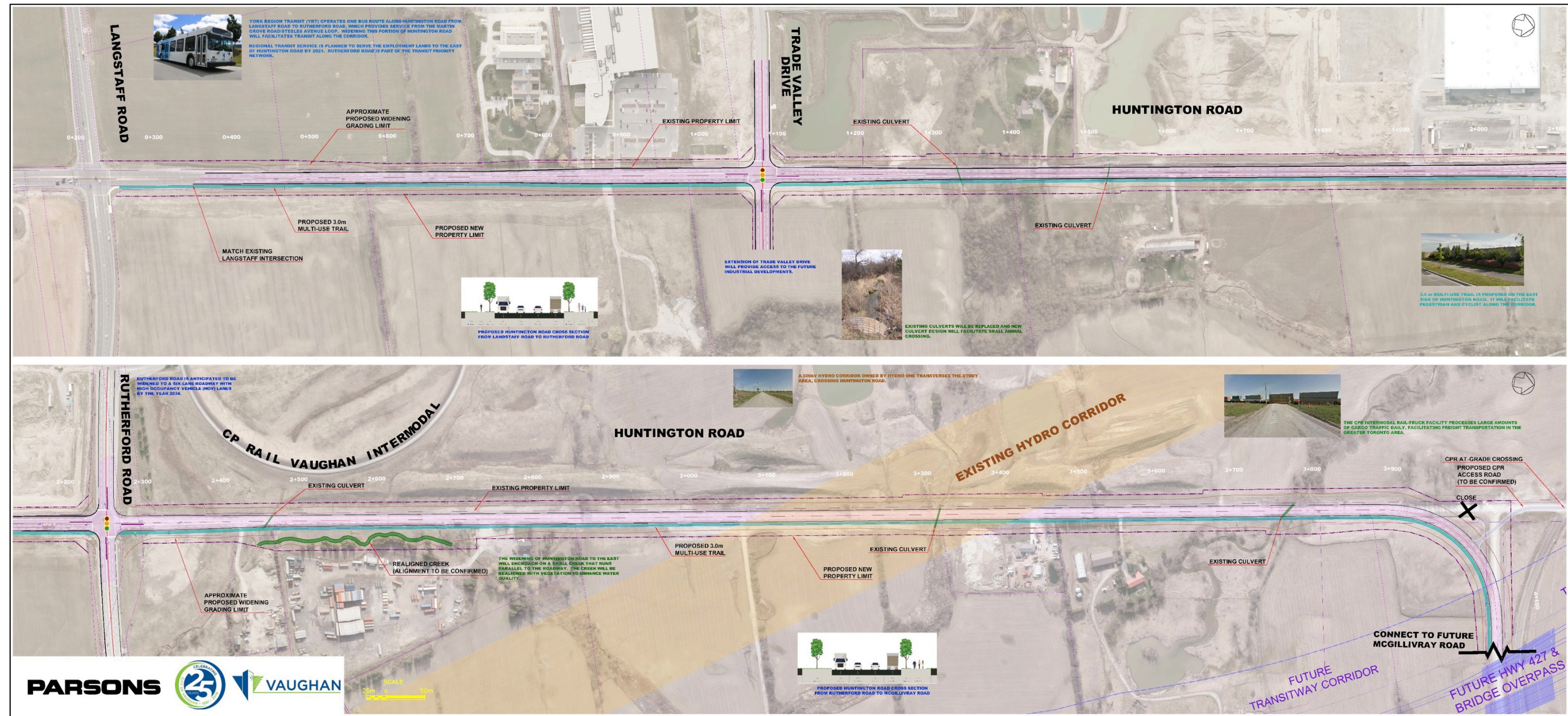


Figure 4. Part A: Preferred Alternative Designs, Alternative 3, Langstaff Road Rutherford Road and Alternative 4, McGillivray Road to Nashville Road [Parsons, July 2016].

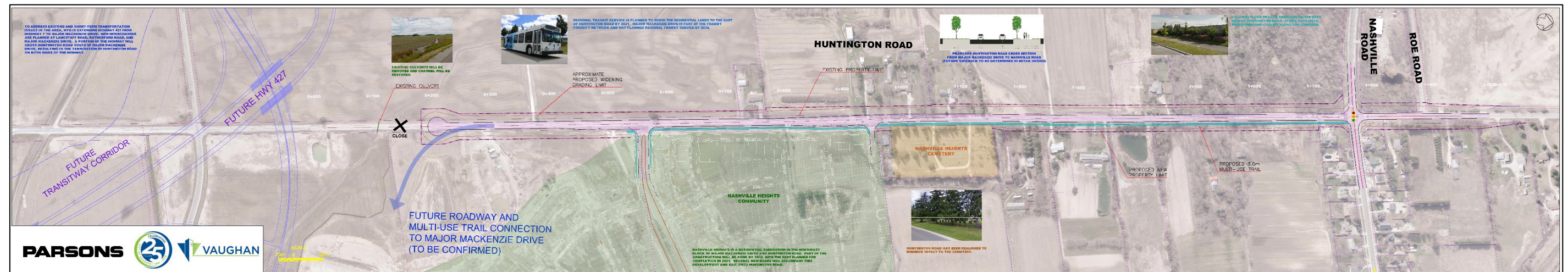


Figure 5. Part B: Preferred Alternative Design, Alternative 4, Major Mackenzie Drive to Nashville Road [Parsons, July 2016].

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE HUNTINGTON ROAD STUDY CORRIDOR FOR PART A: LANGSTAFF ROAD TO MCGILLIVRAY ROAD AND PART B: MAJOR MACKENZIE DRIVE TO NASHVILLE ROAD

Site #	Resource Category	Resource Type	Location	Impact	Mitigation
1.	BHR	Residential: Former Farmhouse	8700 Huntington Road	Indirect Impact The Part A: Preferred Alternative Design: Alternative 3 indicates there will be changes to the character and setting of the entrance drive due to property acquisition and improvements to Huntington Road.	City heritage staff has indicated the requirement of a CHIRA. Review Final Design to confirm design has not changed in this area and update CHRIA as required.
2.	BHR	Residential: Former Farmhouse	8741 Huntington Road	Indirect Impact The Part A: Preferred Alternative Design: Alternative 3 indicates there will be changes to the character and setting of the entrance drive due to property acquisition and improvements to Huntington Road.	City heritage staff has indicated the requirement of a CHIRA. Review Final Design to confirm design has not changed in this area and update CHRIA as required.
3.	CHL	Agricultural: Former Farm Complex	8811 Huntington Road	Indirect Impact The Part A: Preferred Alternative Design: Alternative 3 indicates there will be changes to the character and setting of the entrance drive due to property acquisition and improvements to Huntington Road.	City heritage staff has indicated the requirement of a CHIRA. Review Final Design to confirm design has not changed in this area and update CHRIA as required.
4.	BHR	Residential	8934 Huntington Road	Indirect Impact The Part A: Preferred Alternative Design: Alternative 3 indicates there will be changes to the character and setting of the entrance drive due to property acquisition and improvements to Huntington Road.	City heritage staff has indicated the requirement of a CHIRA. Review Final Design to confirm design has not changed in this area and update CHRIA as required.

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE HUNTINGTON ROAD STUDY CORRIDOR FOR PART A: LANGSTAFF ROAD TO MCGILLIVRAY ROAD AND PART B: MAJOR MACKENZIE DRIVE TO NASHVILLE ROAD

Site #	Resource Category	Resource Type	Location	Impact	Mitigation
5.	BHR	Residential	6666 Rutherford Road	Indirect Impact The Part A: Preferred Alternative Design: Alternative 3 indicates there will be changes to the character and setting of the entrance drive due to property acquisition and improvements to Huntington Road.	City heritage staff has indicated the requirement of a CHIRA. Review Final Design to confirm design has not changed in this area and update CHRIA as required.
6.	BHR	Residential	No municipal number Rutherford Road, south side (Lot 15W, Concession 9, geographical Township of Vaughan) City of Vaughan	No identified impacts associated with Part A: Preferred Alternative Design: Alternative 4.	No mitigation action is anticipated.
7.	CHL	Agricultural: Farm Complex	9571 Huntington Road	Indirect Impact The Part A: Preferred Alternative Design: Alternative 4 indicates there will be changes to the character and setting of the entrance drive due to property acquisition and improvements to Huntington Road.	City heritage staff has indicated the requirement of a CHIRA. Review Final Design to confirm design has not changed in this area and update CHRIA as required.
8.	CHL	Agricultural: Farm Complex	10220 Huntington Road	Indirect Impact The Part B: Preferred Alternative Design: Alternative 4 indicates there will be changes to the character and setting of the entrance drive due to property acquisition and improvements to Huntington Road.	City heritage staff has indicated the requirement of a CHIRA. Review Final Design to confirm design has not changed in this area and update CHRIA as required.
9.	CHL	Agricultural: Farm Complex	10436 Huntington Road	Indirect Impact The Part B: Preferred Alternative Design: Alternative 4 indicates there will be changes to the character and setting of the entrance drive due to property acquisition and improvements to Huntington Road.	City heritage staff has indicated the requirement of a CHIRA. Review Final Design to confirm design has not changed in this area and update CHRIA as required.

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE HUNTINGTON ROAD STUDY CORRIDOR FOR PART A: LANGSTAFF ROAD TO MCGILLIVRAY ROAD AND PART B: MAJOR MACKENZIE DRIVE TO NASHVILLE ROAD

Site #	Resource Category	Resource Type	Location	Impact	Mitigation
10.	CHL	Funerary: Cemetery	10655 Huntington Road Nashville Cemetery	Indirect Impact The Part B: Preferred Alternative Design: Alternative 4 indicates the alignment of Huntington Road has been realigned to minimize impacts to the cemetery.	City heritage staff has indicated the requirement of a CHIRA. Review Final Design to confirm design has not changed in this area and update CHRIA as required.
11.	CHL	Agricultural: Farm Complex	10533 Huntington Road	Indirect Impact The Part B: Preferred Alternative Design: Alternative 4 indicates there will be changes to the character and setting of the entrance drive due to property acquisition and the urbanization of Huntington Road.	City heritage staff has indicated the requirement of a CHIRA. Review Final Design to confirm design has not changed in this area and update CHRIA as required.
12.	CHL	Agricultural: Farm Complex	10540 Huntington Road	Indirect Impact The Part B: Preferred Alternative Design: Alternative 4 indicates there will be changes to the character and setting of the entrance drive due to property acquisition and the urbanization of Huntington Road.	City heritage staff has indicated the requirement of a CHIRA. Review Final Design to confirm design has not changed in this area and update CHRIA as required.
13.	BHR	Agricultural	10579 Huntington Road	No identified impacts.	No mitigation action is anticipated.
14.	BHR	Residential	10671 Huntington Road	Indirect Impact The Part B: Preferred Alternative Design: Alternative 4 indicates there will be changes to the character and setting of the entrance drive due to property acquisition and the urbanization of Huntington Road.	City heritage staff has indicated the requirement of a CHIRA. Review Final Design to confirm design has not changed in this area and update CHRIA as required.

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE HUNTINGTON ROAD STUDY CORRIDOR FOR PART A: LANGSTAFF ROAD TO MCGILLIVRAY ROAD AND PART B: MAJOR MACKENZIE DRIVE TO NASHVILLE ROAD

Site #	Resource Category	Resource Type	Location	Impact	Mitigation
15.	CHL	Transportation: Roadscape	Huntington Road	<p>Indirect Impact</p> <p>The Part B: Preferred Alternative Design: Alternative 4 indicates there will be changes to the character and setting of Nashville Road at the intersection with Huntington Road due to property acquisition and the urbanization of Huntington Road and the intersection. The eastern portion of the property at 6850 Road in the northwest corner and the southwest corner of Huntington Road and Nashville Road in the historical settlement of Nashville are designated under Part V of the OHA as part of the Kleinburg-Nashville HCD.</p>	<p>All development within the Kleinburg-Nashville HCD must be in keeping with the historical streetscape and conform to the HCD Plan and design guidelines. Consultation with the City of Vaughan is required. The Final Design should be reviewed to confirm it follows the HCD Plan and design guidelines.</p>

TABLE 2: POTENTIAL IMPACTS AND MITIGATION RECOMMENDATIONS FOR THE HUNTINGTON ROAD STUDY CORRIDOR FOR PART A: LANGSTAFF ROAD TO MCGILLIVRAY ROAD AND PART B: MAJOR MACKENZIE DRIVE TO NASHVILLE ROAD

Site #	Resource Category	Resource Type	Location	Impact	Mitigation
16.	CHL	Historical Settlement	Nashville	The Part B: Preferred Alternative Design: Alternative 4 indicates potential for changes to the character and setting of two (2) properties located at 970 and 975 Nashville Road within the Kleinburg-Nashville due to property acquisition and the urbanization of Huntington Road and the intersection.	<p>All development within the Kleinburg-Nashville HCD must be in keeping with the historical streetscape and conform to the HCD Plan and design guidelines.</p> <p>Property acquisition on the west side of 975 Nashville Road will significantly alter the character and setting of the residence.</p> <p>Property acquisition on the west side of 970 Nashville Road will alter the character and setting of the residence.</p> <p>Both properties are situated within the Kleinburg-Nashville HCD. Changes to the environment must be in keeping with the historical streetscape and conform to the HCD Plan and design guidelines.</p> <p>Consultation with the City of Vaughan is required. The Final Design should be reviewed to confirm it follows the HCD Plan and design guidelines.</p>
17.	CHL	Township Survey	Geographic Township of Vaughan, City of Vaughan	The Part B: Preferred Alternative Design: Alternative 4 indicates no identified impacts.	No mitigation action required.
18.	CHL	Agricultural Land	Lots 26-34, geographic Township of Vaughan, City of Vaughan	The Part B: Preferred Alternative Design: Alternative 4 indicates no identified impacts.	No mitigation action required.

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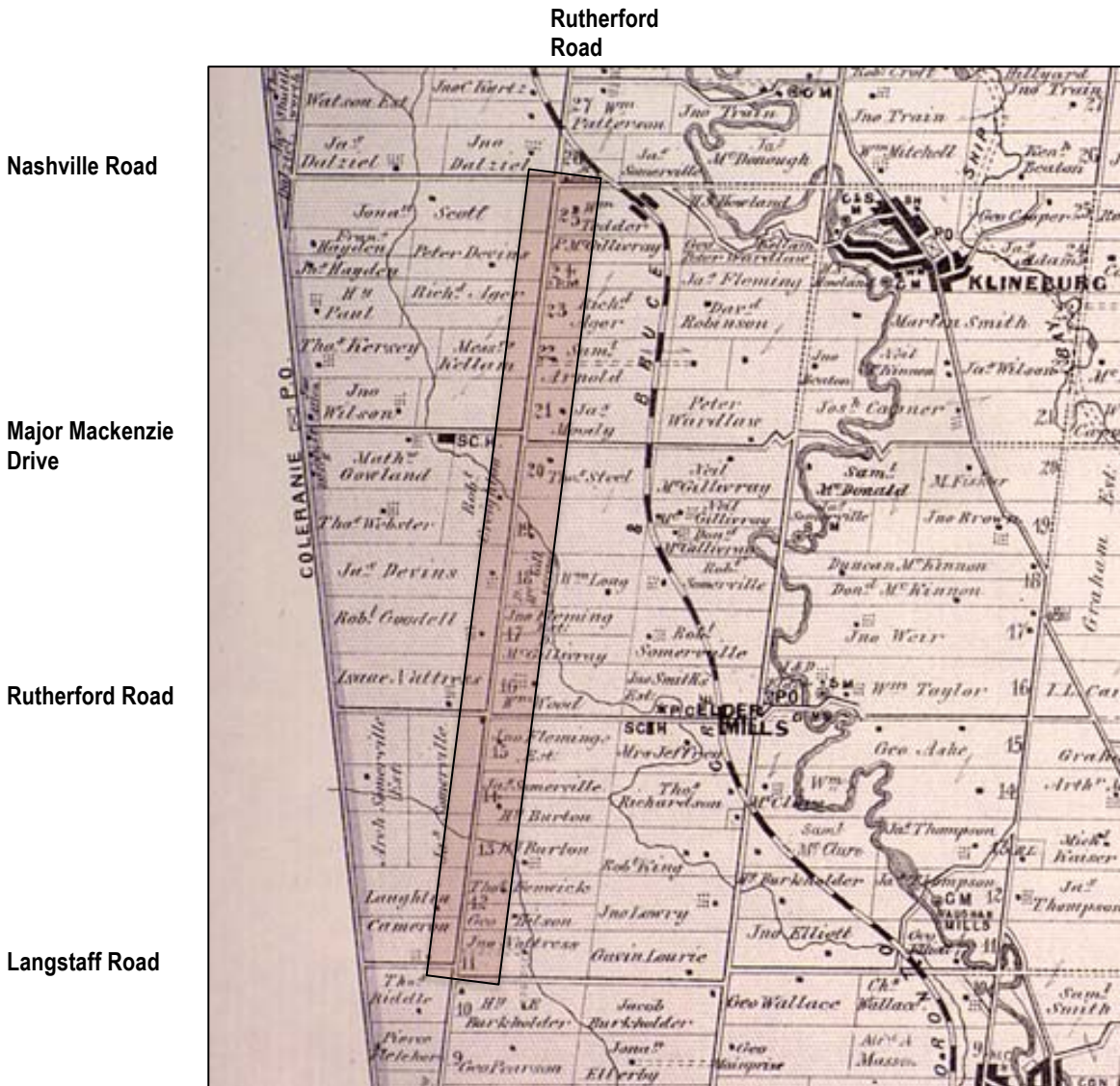
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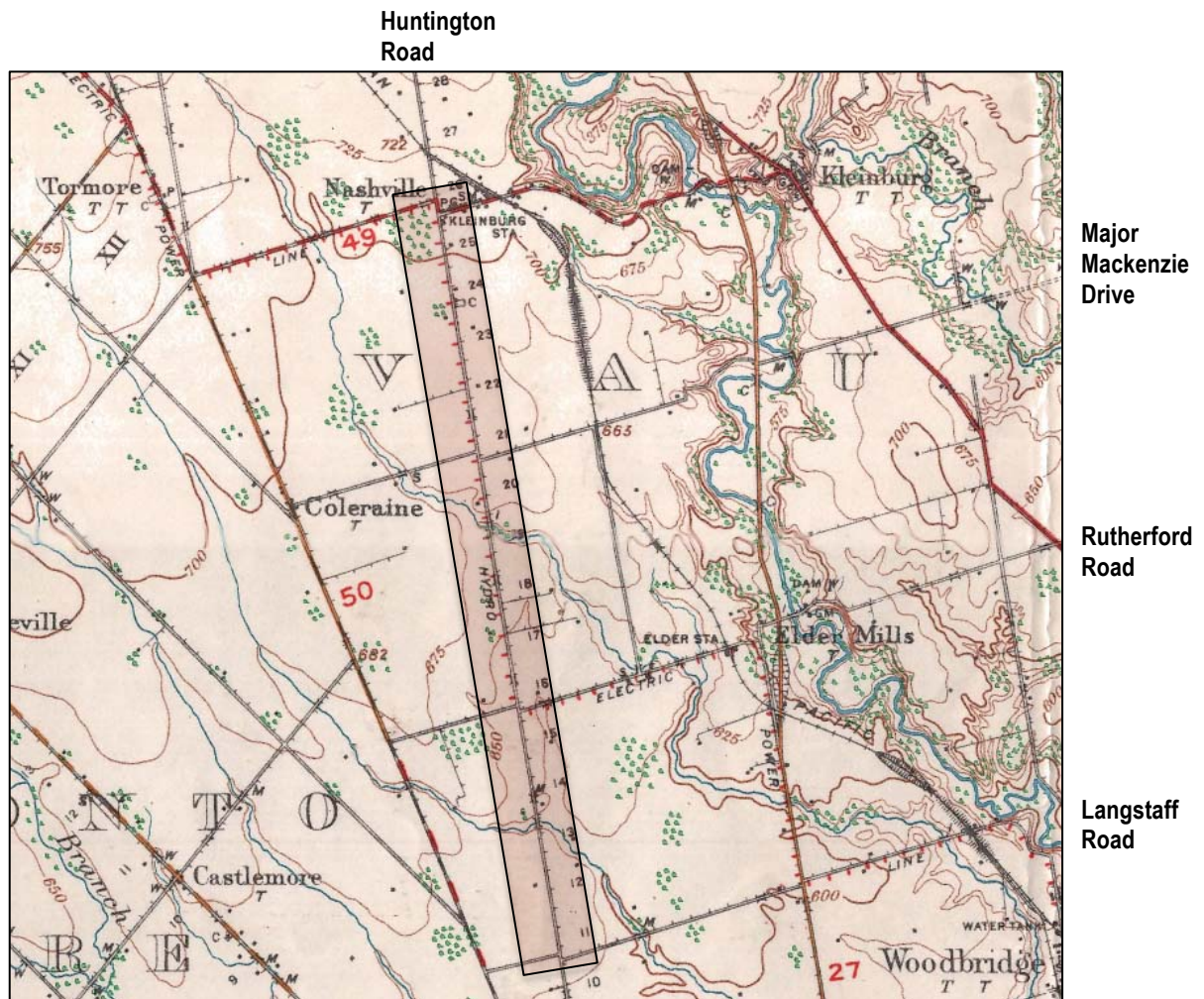
**APPENDIX:
HISTORICAL MAPS**



This map of Vaughan Township Map shows the established agricultural land along Huntington Road from Langstaff Road in the south to Nashville Road in the north in the mid 19th century. The general limits of the Huntington Road study corridor are shown on the map [Tremaine's Map of the County of York, 1860].



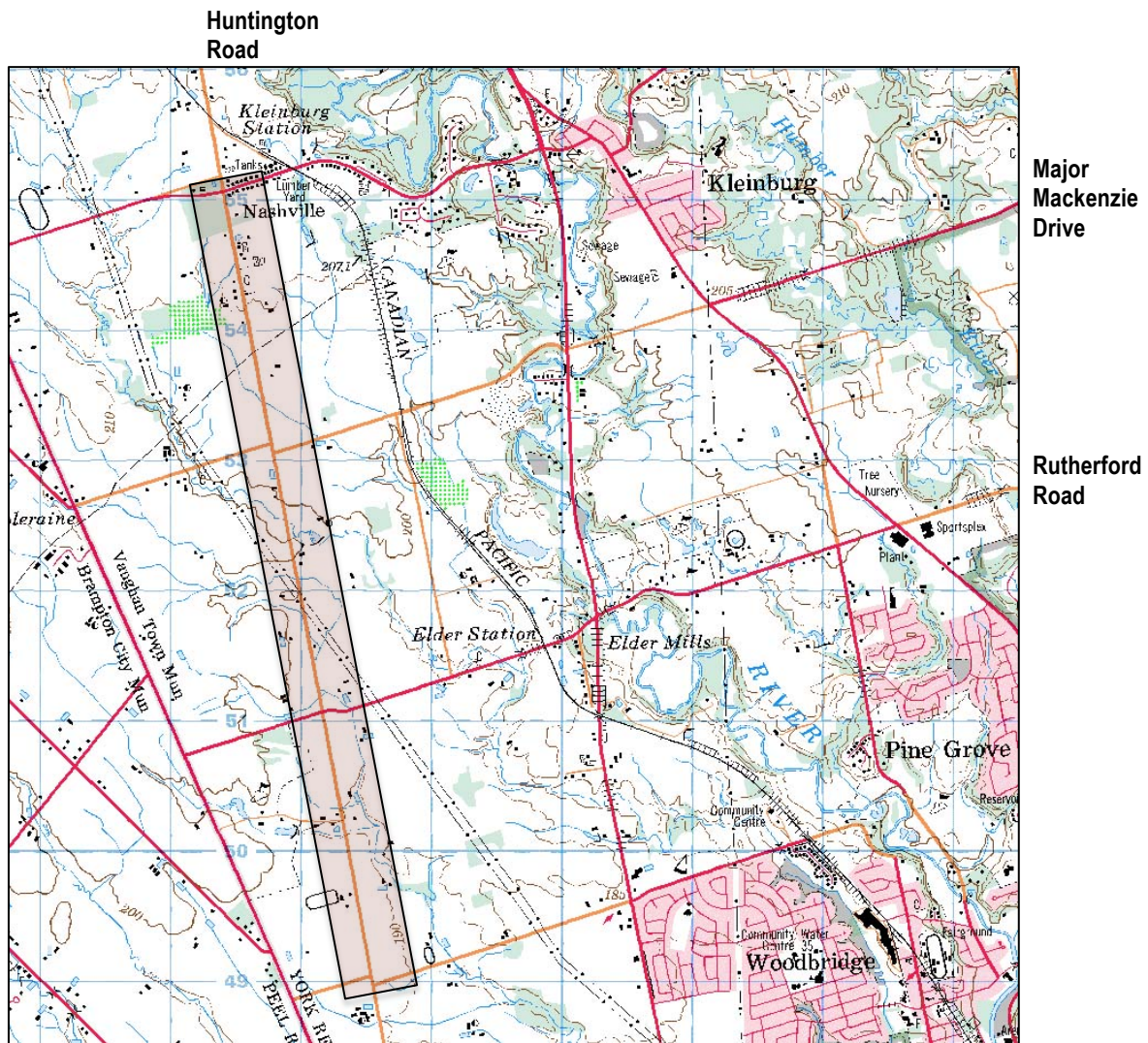
This map of Vaughan Township Map shows the established agricultural land along Huntington Road from Langstaff Road in the south to Nashville Road in the north in the latter part of the 19th century. The general limits of the Huntington Road study corridor are shown on the map [Illustrated Historical Atlas of York. Myles & Co., Toronto 1878].



This topographic map shows the undeveloped rural land along Huntington Road from Langstaff Road in the south to Nashville Road in the north as well as the hamlet of Nashville prior to the Second World War. The general limits of the Huntington Road study corridor are shown on the map [NTS: Bolton 30 M/13, 1940].



This aerial photograph indicates the rural agricultural character of the lands along Huntington Road from Langstaff Road in the south to Nashville Road in the north in the mid 20th century. The general limits of the Huntington Road study corridor are shown on the map [Digital Aerial Photographs, Southern Ontario 1954 - West Index – Aerial 1954/437.793 Hunting Survey Corporation Limited].



This topographic map shows the land along Huntington Road from Langstaff Road in the south to Nashville Road in the north is still relatively undeveloped and rural in character at the beginning of the 21st century. The general limits of the Huntington Road study corridor are shown on the map [NTS: Bolton 30 M/13, 2001].