

Heritage Vaughan Committee Report

DATE: Wednesday, November 22, 2023

WARD: 1

TITLE: PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 1078 MAJOR MACKENZIE DRIVE WEST – WARD 4, VICINITY NORTH SIDE OF MAJOR MACKENZIE DRIVE WEST AND BETWEEN DUFFERIN STREET AND BATHURST STREET

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek Heritage Vaughan Committee's support and recommend to Committee of the Whole approval for the proposed designation of the property municipally known as 1078 Major Mackenzie Drive located between Dufferin Street and Bathurst Street (as shown on Attachment 1).

Report Highlights

- The report proposes the designation of 1078 Major Mackenzie Drive West, a 2½ storey house in the Gothic Carpenter style.
- The property holds physical, associated, and contextual cultural heritage value as described in the attached Statement of Cultural Heritage Value.
- The designation of this property meets the policies of the Vaughan Official Plan and the objectives and required criteria outlined in the *Ontario Heritage Act* by the Province of Ontario Regulation 9/06.

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed development as presented, subject to following conditions:

- a) That Council approve the recommendation of the Heritage Vaughan Committee to designate 1078 Major Mackenzie Drive West in accordance with Part IV, Section 29 of the Ontario Heritage Act R.S.O. 1990, c. O.18;
- b) That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under; Part IV, Section 29 of the Ontario Heritage Act R.S.O 1990, c.O.18 to the Ontario Heritage Trust, the Property Owner (City of Vaughan), and published in the local newspapers; and
- c) If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 1078 Major Mackenzie Drive W and a copy of the by-law shall be served on the Owner (City of Vaughan) and Ontario Heritage Trust and a notice shall be published in the local newspapers.

Background

Built initially between 1855 and 1860, 1078 Major Mackenzie Drive West – also known as the Peter Patterson House – has been recognized as a significant heritage building. It is currently Listed under Section 27 of the *Ontario Heritage Act*.

The Peter Patterson House has been noted as a unique property as early as the turn of the last century. Although it is currently Listed under Section 27 of the *Ontario Heritage Act*, it will be vulnerable after December 31, 2024. By designating the property under Part IV of *the Act*, the property will receive more lasting protection.

During the research of this property, Cultural Heritage staff noted that the property known as 1078 Major Mackenzie Drive was reshaped through a plan of sub-division in 1982, hence it's current legal address. The field to the west did have a structure and was known municipally as 1150 Major Mackenzie Drive West. Some databases have this as the current municipal address, but Cultural Heritage has conferred with GIS and with Financial Services to confirm that the correct municipal address is 1078 Major Mackenzie Drive West.

Recent Cultural Heritage staff research on the subject property has confirmed that the cultural heritage value of 1078 Major Mackenzie Drive West meets the criteria set out under OHA Regulation 9/06 for physical, associative and contextual cultural heritage value. A complete designation report that outlines these values is included herewith.

Previous Reports/Authority

Not applicable.

Analysis and Options

In June 2019, the *More Homes, More Choice Act, 2019* (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the *Ontario Heritage Act* ('OHA'). The Bill 108 Amendments to the OHA came into force on July 1, 2021, and include a shift in Part IV designations related to certain Planning Act applications. These changes affect Section 29(1.2) of the OHA which now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

The Bill 23, the *More Homes Built Faster Act, 2022*, Amendments to the OHA that came into force on January 1, 2023 mandates the municipalities to remove properties from the heritage register under section 27 if they do not pass a by-law designating the property on the second anniversary of the bill coming into force (January 1, 2025).

In light of this new legislation, it is imperative for City of Vaughan staff to identify cultural heritage properties that are currently Listed under Section 27 of the OHA or identified as a property of interest to be evaluated as a candidate for designation under Part IV, Section 29 of the OHA. The Province has amended O. Reg. 9/06 under the *Ontario Heritage Act*, which establishes nine provincial criteria for determining whether a property is of cultural heritage value or interest if it meets two or more of the nine criteria.

As set out in Vaughan's Official 2010 Plan, the City of Vaughan states that it is the policy of Council to:

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

6.1.2.6. That the City shall use criteria established by Provincial regulation under the *Ontario Heritage Act* for determining cultural heritage value or interest and for identifying and evaluating properties for listing in the Heritage register and for designation under Part IV of the *Ontario Heritage Act*. The City may further refine these criteria and provide guidelines for their use through the Vaughan Heritage Conservation Guidelines.

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

6.2.1.1. To make full use of the provisions of Provincial legislation, such as the *Ontario Heritage Act*, Planning Act, Municipal Act and Environmental Assessment Act, to protect and conserve cultural heritage resources in Vaughan.

Following a thorough re-examination of archival documentation, staff finds that the subject property holds cultural heritage value and meets the criteria set out under the *Ontario Heritage Act* by the Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

Designation Comments

ADDRESS: 1078 Major Mackenzie Drive West
 LEGAL: Part 1, Plan 65R-5977; Part of Lot 21, Concession 2
 ROLL: 1928.000.211.06000.0000

EVALUATION UNDER O.REG 9/06 CRITERIA

Ontario Regulation 9/06 made under the *Ontario Heritage Act* establishes nine criteria for determining cultural heritage value or interest. A property may be designated under Section 29 of the OHA if it meets two or more of these criteria. The following evaluation tables identify the application of each criterion as “N/A” (not applicable) or “X” (applicable) to the property, with explanatory text below.

The tables below give an overview of significant cultural heritage value of 1078 Major Mackenzie Drive West. The Statement of Cultural Heritage Value (see attachment 2) provides a full description of the property’s cultural heritage attributes for evaluation purposes.

1. DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
▪ is a rare, unique, representative or early example of a style, type, expression, material or construction method	X
▪ displays high degree of craftsmanship or artistic merit	X
▪ demonstrates high degree of scientific or technical achievement	N/A

Originally built in built between 1855-60 and refurbished in 1884, the Peter Patterson House is one of the best examples of the Carpenter Gothic style in York Region and is unique in the City of Vaughan. A 2 ½ storey house featuring steep roofs, unique window patterning, and delicate and ornate woodwork. While there are a few other surviving examples in Ontario, none of them have the unique characteristics of this property.

2. HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
▪ has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
▪ yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
▪ demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

The property has significant associative value because of its long-term association with the Patterson family, the Redelmeier family and with an early Ontario architect known as John T. Stokes.

The Patterson family founded the successful Patterson Brothers Company and what was known as Patterson Village. Peter Patterson served four times as Reeve and went on to become a Member of Provincial Parliament. Even after the company was relocated to another town, the Patterson family continued its connection with Vaughan, often staying for the summers.

In the 1920's as Peter Patterson's son, John D. Patterson transformed the property into a working farm. When the Redelmeier family purchased the property in 1941, following John D. Patterson's death, they continued to manage the large farm and protected the existing house and carriage house.

The property also has associated heritage value with it's link to John T. Stokes, the Ontario architect who designed the elaborate woodwork, among other elements for the house's 1884 refurbishment.

3. CONTEXTUAL VALUE

The property has contextual value because it is	
▪ important in defining, maintaining or supporting the character of an area	X
▪ physically, functionally, visually or historically linked to its surroundings	X
▪ a landmark	X

The property has significant contextual value as a visible reminder of Vaughan's agricultural and industrial history in the 19th and 20th centuries. The work done on the house was the done by the Patterson workers.

It also contains significant cultural heritage landscapes of tree plantings from the mid 19th century that border and frame the property. Specifically, on the western side of the house the line of orchard trees and the double wind break of white pine trees. The cedar hedge along the front dating back to the 19th century and the allée of trees leading up the front lane also contribute to the property.

Financial Impact

There are no Financial Impacts associated with this report.

Operational Impact

Not applicable.

Broader Regional Impacts/Considerations

There are no Regional impacts or considerations for this application.

Conclusion

Staff finds that, as examined from archival documentation, the subject property holds cultural heritage value and meets the criteria of criteria as set out under the *Ontario Heritage Act* by the Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

The Development Planning Department is satisfied the proposed designation of 1078 Major Mackenzie Drive W conforms to the policies of the Vaughan Official Plan and the objectives and criteria of the *Ontario Heritage Act*. Accordingly, staff can support a Heritage Vaughan recommendation for Council approval of the proposed designation of 1078 Major Mackenzie Drive W under the *Ontario Heritage Act*.

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

Attachments

Attachment 1 – 1078 MajorMac_Location Map

Attachment 2 – 1078 MajorMac_Statement of Cultural Heritage Value

Attachment 3 – 1078 MajorMac_reference photos

Prepared by

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