

# Heritage Vaughan Committee Report

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**DATE:** Wednesday, January 31, 2024

**WARD:** 1

**TITLE:** PROPOSED LISTING UNDER SECTION 27, PART IV OF THE  
ONTARIO HERITAGE ACT OF 10 ONTARIO STREET WARD 1 -  
VICINITY OF ONTARIO STREET AND MAJOR MACKENZIE  
DRIVE WEST

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek Heritage Vaughan Committee's support and recommend to the Committee of the Whole approval for the proposed Listing under Section 27 of the property municipally known as 10 Ontario Street. The subject property is located on the west side of Ontario Street, midway between Railway and Major Mackenzie Drive West (as shown on Attachment 1).

**Report Highlights**

- Staff recommends the Listing of 10 Ontario Street, a 2 storey wood frame Georgian Revival structure built circa 1946-47.
- The property holds associative and contextual cultural heritage value as described in the Statement of Cultural Heritage Value.
- The Listing of this property meets the criteria of the Vaughan Official Plan and the objectives and criteria of the *Ontario Heritage Act* Regulation 9/06 regarding the Listing of properties.

**Recommendations**

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

1. That Council approve the recommendation of the Heritage Vaughan Committee for the proposed Listing of 10 Ontario Street in accordance with Part IV, Section 27 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That within 30 days of the addition of the property to the Municipal Heritage Register, The City send a notice to the owner of the property.

## **Background**

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*. The Bill 108 Amendments to the *Ontario Heritage Act* came into force on July 1, 2021.

Although the focus has been to evaluate Listed properties, there is also an extensive list of properties that have been identified as Properties of Interest, to be further evaluated. As these properties are not Listed under Section 27 or designated under Section 29 of the *Ontario Heritage Act*, they have no identification or protection as heritage properties.

It is imperative that properties of potential cultural heritage value be assessed and identified. As Properties of Interest may not have as much existing research completed, Listing is appropriate measure of protection to be afforded to such properties at this time, until further information becomes available. Listing will prevent premature demolition and promote further evaluation in future studies. Owners of Listed properties are not required to acquire a Heritage Permit for any desired interior or otherwise reversible alterations.

10 Ontario Street was first identified as a potential heritage property in 2005 during the Maple Heritage Conservation District Study. The initial evaluation of the property considered an earlier date of construction, due to its simple design, but recent research tools have been able to confirm its construction to the early post-WWII period, and the individuals involved in the design/construction.

Further research has confirmed the cultural heritage value of 10 Ontario Street meets the criteria set out under *Ontario Heritage Act* Regulation 9/06 for Listing a property by confirming that it has at least one physical, associative, and/or contextual cultural heritage value. An attached Listing report outlines these values (see Attachment 2).

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.

6.2.1.1. 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.

### **Previous Reports/Authority**

Not applicable.

### **Analysis and Options**

Staff finds that, as examined from archival documentation and a site visit, the subject property holds cultural heritage value and meets the criteria set out by the Province of Ontario under *Ontario Heritage Act* Regulation 9/06 for the Listing of a property under Section 27. The cultural and heritage values of the property are described in the Statement of Cultural Heritage Value (see Attachment 2).

### **Financial Impact**

There are no Financial Impacts associated with this report.

### **Operational Impact**

There are no Operational Impacts associated with this report.

### **Broader Regional Impacts/Considerations**

There are no Regional impacts or considerations for this application.

### **Conclusion**

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

The Development Planning Department is satisfied the proposed Listing of 10 Ontario Street 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 Listing of 10 Ontario Street under the *Ontario Heritage Act*.

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

**Attachments**

Attachment 1 – 10Ontario\_Location Map.

Attachment 2 – 10Ontario\_Statement of Cultural Heritage Value.

**Prepared by**

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