

Heritage Vaughan Committee Report

DATE: Thursday, June 27, 2024

WARD: 2

TITLE: PROPOSED DESIGNATION OF 246 WIGWOSS DRIVE UNDER
PART IV OF THE ONTARIO HERITAGE ACT

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek Heritage Vaughan Committee's support and recommend to Council approval for the proposed designation of the property municipally known as 246 Wigwoss Drive, located north of Highway 7 and east of Islington Avenue (as shown on Attachment 1).

Report Highlights

- The report proposes the designation of 246 Wigwoss Drive, a 1-storey dwelling, part of a unique urban development, and built in the 1950's.
- 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 designation as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 246 Wigwoss Drive, in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18;
2. 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, and published on City's Website; and

3. That, if no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention to Designate, Council shall pass a by-law designating 246 Wigwoss Drive and a copy of the by-law shall be served on the Owner and Ontario Heritage Trust and a notice shall be published on the City's Website.

Background

246 Wigwoss Drive was identified as a Property of Interest. Further research on the subject property has confirmed that the cultural heritage value of 246 Wigwoss Drive 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 200, the *Homeowner Protection Act, 2024*, Amendments to the OHA that came into force on June 06, 2024 mandates the municipalities to remove properties from the heritage register under section 27 if they do not pass a by-law designating the property by January 1, 2027.

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 examination of archival documentation, and after a documented site visit, 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: 246 Wigwoss Drive

LEGAL: Lot 6, Concession 7

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.

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	N/A
▪ demonstrates high degree of scientific or technical achievement	N/A

The structure located at 246 Wigwoss Drive is an example of the Canadian regional variant of the 1950s modernist style. Designed by noted Canadian architect Jerome Markson, it represents the evolving modern living ideals during post war time-period. Although there have been changes to the building over the years, there are still attributes that are representative of the 1950's modernist style: the structure remains 1-storey, displays a sloping roof, and has minimalist exterior details. There are also multiple rectangular windows on the west-facing façade.

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

246 Wigwoss Drive is associated with Jerome Markson, who designed this house and other homes within the Seneca Heights neighbourhood. As a celebrated Canadian architect, Jerome Markson received the 2022 RAIC Gold Medal from the Royal Architectural Institute of Canada: it is the highest honour in recognition of a significant and lasting contribution to Canadian architecture.

The property has the potential to yield information that contributes to the understanding of a community and its development. The lot's history connection to John Abell, and the later transition comprising the Seneca Heights development gives insight into how communities lived during particular time periods. John Abell's agricultural implement factory relates to the early economic growth of Woodbridge, while the Seneca Heights Development can be viewed as a response to a need for more homes during the post-war period. It is also a reflection of the growing interest in modern design and living that was occurring at the time.

3. CONTEXTUAL VALUE

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

246 Wigwoss Drive has contextual value as a remaining example within the Seneca Heights subdivision development. Dating back to the 1950's, visible from the road on a corner lot, and noted for its location on a wooded lot, the property is historically, physically, and visually linked to its surroundings. The structure is also a reflection of the growth of modern architecture, and the need for more homes due to an increase in population after the Second World War.

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, 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 246 Wigwoss Drive 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 246 Wigwoss Drive under the *Ontario Heritage Act*.

For more information, please contact: Aminata Shaw, Heritage Specialist, ext. 8813.

Attachments

1. 246Wigwoss_Location Map.
2. 246Wigwoss_Statement of Cultural Heritage Value.
3. 246Wigwoss_Building Photos.
4. 246Wigwoss_Brochure.
5. 246Wigwoss_Maps.

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