

Heritage Vaughan Committee Report

DATE: Wednesday, February 19, 2025

WARD: 4

TITLE: PROPOSED AMENDMENT TO HERITAGE DESIGNATION BY-LAW 140-2024 AFFECTING 1078 MAJOR MACKENZIE DRIVE WEST

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: DECISION

Purpose

To seek Heritage Vaughan Committee's support and recommendation to the Committee of the Whole for approval of the proposed amendment to Heritage Designation By-Law 140-2024 (Attachment 1) for the property municipally known as 1078 Major Mackenzie Drive West located on the north side of Major Mackenzie Drive and between Dufferin Street and Bathurst Street (Attachment 2).

Report Highlights

- On June 25, 2024, Vaughan Council passed By-law 140-2024, endorsing the designation of 1078 Major Mackenzie drive for its cultural heritage properties under Section 29 of the Ontario Heritage Act.
- Minor amendments to By-law 140-2024 are recommended to further detail the discrete area of cultural heritage value within the broader property.

Recommendations

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

1. That a notice of the proposed amendment to the Heritage Designation By-Law 140-2024 be served to the subject property owner and published on the City of Vaughan website in accordance with Section 30.1 of the Ontario Heritage Act.

2. If no notice of objection is served on the City Clerk within 30 days of the date of publication of the amendment notice, staff are directed to bring forward the amending by-law to Council for endorsement.

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 and was designated under Section 29, Part IV of the Ontario Heritage Act (OHA) on June 25, 2024, through By-Law 140-2024.

On November 22, 2023, the Heritage Vaughan Committee reviewed the staff proposed designation report for 1078 Major Mackenzie Drive West and recommended to the City of Vaughan Council to proceed with the designation process. City Council accepted this recommendation and approved the report and its recommendations on January 30, 2024.

On March 13, 2024, Cultural Heritage staff sent out a Notice of Intent to Designate (NOID) to the Ontario Heritage Trust, the Owner and published it on the City of Vaughan Heritage Notices website in compliance with the requirements of the OHA.

On April 12, 2024, Clerks and Cultural Heritage staff received a notice of objection regarding the NOID from the Owner. The owner was concerned that relatively recent attributes of the house, garden, landscaping and outbuildings were included in the Statement of Cultural Heritage elements and that the proposed mapping included the entire real property. This led to concern regarding the future of the property and concerns that changes would be difficult, including the opportunity for future development.

Cultural Heritage staff had several meetings with the Owner's representatives and their Heritage consultant prior to the June 25th Council meeting. An updated map was presented to them, and the Statement of Cultural Heritage Value included and identified non-heritage attributes to clarify aspects of the property but did not withdraw the property from designation. When the Owner asked Cultural Heritage staff if it was possible to amend the Statement after designation, staff confirmed that it was possible under the OHA.

The subject property owner chose to withdraw their objection to allow the designation to proceed and the property is now protected under By-law 140-2024. The By-law was

passed by City of Vaughan Council on June 25, 2024, and the Notice of the By-Law was sent to the property owner and to the Ontario Heritage Trust.

Previous Reports/Authority

[Proposed Designation Under Part IV Of The Ontario Heritage Act Of 1078 Major Mackenzie Drive West – November 22, 2023, Heritage Vaughan Committee](#)

[Item 16, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 30, 2024.](#)

Analysis and Options

Recent discussions between the representatives of the property owner and City of Vaughan Cultural Heritage staff on the subject property has provided for an opportunity to update and amend the Statement of Cultural Heritage Value and clarify the specific area of cultural heritage value within the existing larger real property.

Following the designation of the subject lands, in November of 2024, the property owner came forward with an amended location map, intended to better capture the area of cultural heritage significance on the property. To ensure that appropriate attributes were identified and conserved, the property owner hired a heritage consultant to review and recommend revisions to the Statement of Cultural Heritage Value within By-law 140-2024.

The proposed amendments include an updated Statement of Cultural Heritage Value that provides a higher level of specificity to the identified physical heritage attributes of the property, particularly regarding the window openings, sidelights and fenestration patterns. It also firmly identifies the architectural style as Gothic Carpenter, which will provide firm guidance in the future regarding restoration and maintenance.

The Statement also provides specific details of the two and half (2 ½) storeys carriage house that were previously not included in the initial designation. Cultural Heritage staff note that the proposed amendments do not impact the protection of the significant heritage value on the subject property.

The proposed updated location provides an identified boundary around the main house and carriage house and retains the integrity of the cultural heritage landscape and the relationship between the two structures. This is shown in Attachments 2 and 3 with the location map. The proposed amendment will also provide clarity in the future should there be any proposed development on the property. In the final by-law map, the map in

Attachment 3 will be used, identifying the area simply as the “Heritage Boundary” and the photo background will be removed, which is required for registration on title at the Land Titles office.

Cultural Heritage staff have reviewed the proposed amendments and have prepared an updated Statement of Cultural Heritage Value with the recommended changes (Attachment 4) and conclude that they are appropriate and will protect the property, while allowing continued use in the future.

Financial Impact

NA

Operational Impact

NA

Broader Regional Impacts/Considerations

NA

Conclusion

Cultural Heritage staff are satisfied that the proposed amendments to By-law 140-2024 conform to the policies of the Vaughan Official Plan and the objectives and criteria of the Ontario Heritage Act. Accordingly, staff can support the proposed amendments to the designation By-law 140-2024 as shown on Attachment 3.

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

Attachments

1. Designation By-law 140-2024
2. 1078 Major Mackenzie Drive West – Location map with photo background
3. 1078 Major Mackenzie Drive West – Location map without photo background
4. 1078 Major Mackenzie Drive West – Statement of Cultural Heritage Value - revised

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