

Heritage Vaughan Committee Report

DATE: Wednesday, November 26, 2025

WARD: 1

TITLE: 10533 KEELE ST. – PROPOSED RENOVATION AND NEW ADDITION

FROM:

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: DECISION

Purpose

To seek a recommendation of approval from the Heritage Vaughan committee to Council for the proposed renovation and new addition to the property municipally known as 10533 Keele St., designated through By-Law 128-2024 under Section 29, Part IV of the *Ontario Heritage Act*.

Report Highlights

- 10533 Keele St., was designated under Part IV of the *Ontario Heritage Act*, in 2024.
- The property is part of a larger, operating industrial area.
- The proposed redevelopment and addition preserve the identified heritage attributes of the property, meets the Vaughan Official Plan policies and is consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Recommendations

1. That pursuant to section 33 of the *Ontario Heritage Act*, the Heritage Vaughan Committee recommends Council approve the proposed renovation and new addition at 10533 Keele St., subject to the following conditions:
 - a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development and Parks Planning and Senior Manager of Urban Design and Cultural Heritage; and

- b. That the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the City of Vaughan Development and Parks Planning Department, Urban Design and Cultural Heritage Division.

Background

Located on the east side of Keele and north of Drummond Drive, the property known as 10533 Keele St. (The McQuarrie House) as shown in Attachment 1. This property was designated under Part IV, Section 29 of the *Ontario Heritage Act* in 2024 through By-Law 218-2024 as shown in Attachment 2. Subsequently, properties that are designated under Part IV of the *Ontario Heritage Act* are required to undergo an application under Section 33 of the *Ontario Heritage Act* to alter the heritage property.

In January 2024, the property owner invited Cultural Heritage staff to the site to review and document its current condition as shown in Attachment 3. Staff at that time were able to confirm the exterior attributes of the property and to confirm that there were no interior cultural heritage attributes remaining due to extensive demolition in the interior over a period of several years. As the property was not designated at the time, no heritage review was required through the period up to 2024.

Through follow up discussions with the property owner and their heritage consultant, Cultural Heritage staff learnt of their intent to approach the property with adaptive reuse in mind. This would include the retainment of the remaining built heritage, with a larger addition to the rear. This also allowed staff to reassess the property and confirm that the chimney and fireplace were late 20th century additions, and that the original rear wall was largely removed, although some of the framing for the rear wall still remains. The existing 1-storey addition was also identified younger than previously considered due to several alterations throughout the 20th century.

Currently, the built heritage structure has been a vacant property for several years in a context that has changed from rural to industrial. As part of Site Development application (DA.24.032) the property owner seeks to redevelop the subject property with an addition to the rear of the property.

Previous Reports/Authority

[Heritage Vaughan Committee Meeting, October 25, 2023](#)
[10533 Keele Street Designation By-Law 128-240](#)

Analysis and Options.

The McQuarrie Family Home is a 1 ½-storey wood frame building facing directly onto Keele St., with a 1-storey addition (c.1980) to the rear (east). As discussed in the submitted Cultural Heritage Impact Assessment (CHIA) in Attachment 4, the building is currently used for industrial warehousing. To improve its warehousing capacity, the property owner is proposing to remove the existing non-contributing 1-storey addition; renovate the remaining original existing building exterior and add a larger 1-storey addition built to today's warehousing standards to improve the facility.

The proposed alterations to properties designated under Part IV of the Ontario Heritage are subject to the policies of the Vaughan 2010 Official Plan (VOP 2010) with the objective to minimize/eliminate the negative impact to the identified heritage attributes in By-Law 218-2024.

Vaughan Official Plan 2010

Section 6.2.2.6 outlines the following:

“That, in reviewing heritage permit applications, the City be guided by the following heritage conservation principles:

- a. good heritage conservation practices.
- b. protecting heritage buildings, Cultural heritage landscapes and archaeological sites including their environs from any adverse impacts of the proposed alterations, additions, works or development;
- c. retaining and repairing original building fabric and architectural features;
- d. new additions and features should generally be no higher than the existing building and wherever possible be placed to the rear of the building or set back substantially from the principal façade so as to make the addition unobtrusive from the pedestrian realm”.

Designation By-Law

The review of the designation by-law 128-2024 identifies the physical built attributes of the property as the following:

Summary Attributes

- 1½-storey building
- Wood-clad board and batten Ontario Farmhouse
- 1-over-1 hung windows
- Central gable is simple with no trim
- Central gable contains an arched window.

Standards and Guidelines for the Conservation of Historic Places in Canada.

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

	Recommended	Not Recommended
ADDITIONS OR ALTERATIONS TO THE EXTERIOR FORM		
11	Accommodating new functions and services in non-character-defining interior spaces as an alternative to constructing a new addition.	Constructing a new addition when the proposed functions and services could be accommodated by altering existing, non-character-defining interior spaces.
12	Selecting a new use that suits the existing building form.	Selecting a use that dramatically alters the exterior form; for example, demolishing the building structure and retaining only the street façade(s).
13	Selecting the location for a new addition that ensures that the heritage value of the place is maintained.	Constructing a new addition that obscures, damages or destroys character-defining features of the historic building, such as relocating the main entrance.
14	Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.	Duplicating the exact form, material, style and detailing of the original building in a way that makes the distinction between old and new unclear.
15	Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.	Designing a new addition that has a negative impact on the heritage value of the historic building.

As shown in the Architectural Drawings in Attachment 5, the larger warehouse addition uses sympathetic form, massing, height and design to the primary heritage structure. It is distinguishable from the heritage structure by using a different colour siding and ensures the original heritage structure remains the focus of the design through setback.

The submitted arborist report and tree protection document the current condition of the existing 5 trees and the tree protection plan during the construction period. Cultural Heritage staff notes that landscaping plan shows new trees to be planted along the south elevation of the warehouse addition which will screen the more industrial elements of property.

As the property ceased to be a residential property over 2 decades ago, the proposed renovation and addition allow for the heritage structure to be safely adapted to its current context of industrial use. The proposed renovation and addition will assist in maintaining and reinforcing the heritage character of 10533 Keele St., on the Keele streetscape.

Financial Impact

N/A

Operational Impact

N/A

Broader Regional Impacts/Considerations

N/A

Conclusion

The Urban Design and Cultural Heritage Division of the Development and Parks Planning Department is satisfied that the proposed re-development of 10533 Keele St., conforms to the policies of the 2010 Vaughan Official Plan and Standards and Guidelines for the Conservation of Historic Places in Canada regarding the alterations of designated properties. Accordingly, staff can support the recommendation to Council to approve the proposed alterations at 10533 Keele St., under the section 33 of the *Ontario Heritage Act*.

Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Ontario Planning Act or other permits currently under review or to be submitted in the future by the Owner as it relates to the subject property.

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

Attachments

1. Location Map
2. Recent Images
3. Cultural Heritage Impact Assessment (CHIA)
4. Architectural Drawings, Materials, Renderings
5. Arborist Report
6. Tree Preservation Plan
7. Landscape Plan

Prepared by

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