

**BASS PRO MILLS DRIVE, FROM HIGHWAY 400 TO WESTON ROAD MUNICIPAL CLASS
ENVIRONMENTAL ASSESSMENT**

Appendix C Cultural Heritage Overview Memorandum

**Appendix C CULTURAL HERITAGE OVERVIEW
MEMORANDUM**



To:	Hilda Esedebe 2141 Major Mackenzie Drive, Vaughan, ON	From:	Laura Walter and Meaghan Rivard 600-171 Queens Avenue, London, ON
File:	160540006	Date:	April 28, 2020

Reference: Heritage Overview – Bass Pro Mills Extension, Municipal Class Environmental Assessment

INTRODUCTION

Stantec Consulting Ltd. (Stantec) was retained by the City of Vaughan (the City), to carry out a Municipal Class Environmental Assessment (EA) for the Bass Pro Mills Drive Extension (the Project). The proposed extension of Bass Pro Drive is classified as a Schedule C project under the Municipal Class EA process. Schedule C projects require the preparation and filing of an Environmental Study Report (ESR) for review by the public and relevant agencies. This Heritage Overview has been completed to identify heritage resources, including built heritage and cultural heritage landscapes, present within, and adjacent to, the Study Area (Appendix A, Figure 1).

The extension of Bass Pro Mills Drive to Weston Road was recommended as part of the City's 2014 *Vaughan Mills Centre Secondary Plan* (City of Vaughan 2014). This extension would serve as an internal road to service the area and will help to distribute east-west traffic, alleviating Rutherford Road to the north, and providing another route connection for York Region Transit. As such, the Study Area spans from the existing terminus of Bass Pro Mills Drive at Highway 400, westerly to Weston Road between Rutherford and Langstaff Roads (Appendix A, Figure 1).

This heritage screening consists of completion of the Ministry of Heritage, Sport, Tourism, and Culture Industries' (MHSTCI) *Criteria for Evaluating Potential for built Heritage Resources and Cultural Heritage Landscapes Checklist* (the Checklist). The Checklist identifies protected and potential properties within the Study Area and makes recommendations for further work, as appropriate. The Checklist includes consultation with the municipality, the region, and relevant agencies as well as review of available online materials. Consultation with the City, York Region, the Ontario Heritage Trust (OHT), and MHSTCI determined that one heritage property is situated north of the Study Area.

The Checklist was prepared by a member of the Canadian Association of Heritage Professionals (CAHP) who specializes in the identification of heritage resources and the evaluation of cultural heritage value or interest (CHVI).

METHODOLOGY

REGULATORY REQUIREMENTS

The requirement to consider cultural heritage in the EA process is discussed in the Municipal Class EA Document (Municipal Engineers Association 2015). In this process, the cultural environment, including built heritage resources, cultural heritage landscapes, and archaeological resources, is considered as one in a series of environmental factors when undertaking a Municipal Class EA. The identification of cultural heritage resources is particularly important when describing existing and future conditions, assessing development alternatives, and determining of the preferred alternative.

Reference: Heritage Overview – Bass Pro Mills Extension, Municipal Class Environmental Assessment

The Municipal Class EA process recognizes that cultural heritage resources that retain heritage attributes should be identified early in the EA process and avoided where possible. Where avoidance is not possible, potential effects to these attributes should be identified and minimized. Adverse impacts should be mitigated according to provincial and municipal guidelines.

The requirement to consider cultural heritage is also discussed in the revised 2020 *Provincial Policy Statement* (PPS) (Government of Ontario 2020). Section 2.6 of the PPS addresses cultural heritage in the land use planning process and, as such, these types of resources were considered. The applicable provisions include:

2.6.1 - Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 - Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

(Government of Ontario 2020: 31)

MUNICIPAL POLICY FRAMEWORK

City of Vaughan Official Plan

Section 6 of the City's Official Plan (2010) contains the following policies that are relevant to this project:

- *6.1.2.3. To require that identified heritage resources not yet listed in the Heritage register are evaluated and conserved, as appropriate, through any legislated planning or assessment processes, including the Planning Act, the Environmental Assessment Act, the Ontario Heritage Act and the Cemeteries Act.*
- *6.1.2.4. That the identification of cultural heritage resources is an on-going process of inventorying, surveying and evaluation. There may be cultural heritage resources that have not yet been identified and listed in the Heritage register. Such properties may be identified through the development approvals process and evaluated through the submission of a Cultural heritage survey to be undertaken by proponents for development approvals. The Cultural heritage survey shall be reviewed by the City for that property's potential inclusion in the Heritage register.*

Reference: Heritage Overview – Bass Pro Mills Extension, Municipal Class Environmental Assessment

- 6.1.2.5. *To use Cultural heritage surveys as one means to identify potential cultural heritage resources, whether they are individual properties or Cultural heritage landscapes. All Secondary Plans, Block Plans and development applications will be reviewed by the City to determine whether a Cultural heritage survey is required. The Archaeological Master Plan, Heritage register, inventory of Cultural heritage landscapes, local information and other appropriate documentation shall be consulted to determine if a Cultural heritage survey is required. When a Cultural heritage survey is required, it is the responsibility of the proponent to prepare such a survey to the satisfaction of the City.*

(City of Vaughan 2010: 167-168).

This Heritage Overview fulfills the requirement for the completion of a cultural heritage survey for the Study Area.

Vaughan Mills Centre Secondary Plan

The Study Area is situated within the *Vaughan Mills Centre Secondary Plan*. The Plan was adopted by the City of Vaughan Council on March 18, 2014, and by York Region Council on July 11, 2014. The Plan is currently subject to appeals at the Local Planning Appeal Tribunal (City of Vaughan 2019). The Secondary Plan area is bounded to the north by Rutherford Road, to the west by Weston Road, to the South by Bass Pro Mills Drive, and to the east largely by Jane Street. The purpose of the plan is to develop appropriate land use and urban design policies and designations for the area extending out to 2031 (City of Vaughan 2014: i). The Plan includes nine guiding principles to provide direction and support for the overall development of the plan. Cultural heritage resources are addressed under Principle 7:

Protect, Restore, and Enhance Natural and Cultural Heritage Resources. *All new development will respect Vaughan's natural and cultural heritage assets and contribute to its natural heritage character.*

(City of Vaughan 2014: 31).

As part of the Secondary Plan, the Study Area is included within the Vaughan Mills Centre Business District character area (Appendix B). This area is envisioned as a knowledge hub to attract businesses in “green” and creative industries, technology, research and development (City of Vaughan 2014: 36). In addition, Bass Pro Mills Drive in the plan is recommended as a collector street, that will provide new street frontage for the Vaughan Mills Centre Business District (City of Vaughan 2014: 66).

Also, as part of the Secondary Plan, the Black Creek sub-watershed through the Study Area will be conserved, restored, and enhanced as a naturalized corridor. The District Gateway will run adjacent to the corridor as an open space intended to be used as park and green space linkage for the area (Appendix B) (City of Vaughan 2014: 85).

Reference: Heritage Overview – Bass Pro Mills Extension, Municipal Class Environmental Assessment

MUNICIPAL AND AGENCY CONSULTATION

Agency consultation was conducted to determine the presence of previously identified protected properties within, or adjacent to, the Study Area. Forms of protection range from inclusion on a municipal register or list of potential heritage resources to designation under the *Ontario Heritage Act* (OHA) or a provincial easement made under the OHA. In order to determine the presence of any of these protected properties, consultation included correspondence with the following:

- MHSTCI
- OHT
- City of Vaughan
- York Region

FIELD PROGRAM

A vehicular windshield survey was conducted on March 4, 2020, from the public right-of-way. During the site visit, the Study Area was surveyed to confirm existing conditions and identify potential heritage resources not previously considered, including both potential built heritage resources and components of potential cultural heritage landscapes.

EXISTING CONDITIONS

MUNICIPAL AND AGENCY CONSULTATION

Consultation occurred via email and included mapping of the Study Area. At the provincial level, Karla Barboza, Team Lead, Heritage with MHSTCI, responded that there are no properties designated by the Minister or provincial heritage properties within the Study Area. Kevin De Mille, Heritage Planner with OHT, confirmed that the OHT does not have any conservation easements or Trust-owned properties within or adjacent to the Study Area.

At the regional level, Evangeline Lee, Regional Archivist, Office of the Regional Clerk, Corporate Services with York Region, confirmed that the Region does not have any heritage interests in the Study Area, and the maintenance of the built heritage and cultural landscape inventory resides with the City. At the municipal level, staff was consulted to determine the presence of municipally protected properties. Nick R. Borcescu, Senior Heritage Planner with the City, confirmed that one designated property, 9541 Weston Road, is situated near the Study Area (Plate 1 and Plate 2). Upon further examination, the designated property is outside of the Study Area, and is located more than one kilometre to the north.

Reference: Heritage Overview – Bass Pro Mills Extension, Municipal Class Environmental Assessment



Plate 1: 9541 Weston Road looking northeast



Plate 2: 9541 Weston Road looking north

REVIEW OF HISTORIC MAPPING

The 1878 Township of Vaughan map from the *Illustrated Historical Atlas of the County of York* was reviewed to identify the presence of structures, settlements, and other potential resources within the Study Area (Appendix A, Figure 2) (Miles & Co. 1878). The Study Area is situated on part Lot 13 and 14, Concession 5, and part Lot 13 and 14, Concession 6, in the former Township of Vaughan. Table 1 provides an overview of each individual lot within the Study Area. None of the 19th century structures identified on the 1878 mapping were identified within the Study Area at the time of the windshield survey.

Table 1: 1878 Township of Vaughan Map Review

Lot	Concession	Landowner	Parcel	Comment
13	5	Jacob Puterbaugh	West portion	One structure and orchard fronting the roadway
		Isaac Van Puterbaugh	East portion	One structure set back from the roadway in the centre of the lot
		Isaac Puterbaugh	Northeast portion	One structure fronting the roadway
14	5	William Dickhout	North half	One structure set back from the roadway in the centre of the lot
		John D. Kinnee	South half	One structure set back from the roadway
13	6	Richard Burnt	West half	One structure and orchard set back from the roadway
		Arthur McNeil	Northeast quarter	One structure fronting the roadway
		John Watson	Southeast quarter	One structure set back from the roadway
14	6	Arthur McNeil	Entire parcel	One structure and orchard fronting the roadway

Topographic mapping and aerial photography from the 20th century was also reviewed to confirm a date range for the structures in the Study Area. Specifically, mapping material was reviewed from 1914, 1919, 1926, 1934, 1938, 1939, 1940, 1954, 1961, 1962, 1973, and 1975.

Reference: Heritage Overview – Bass Pro Mills Extension, Municipal Class Environmental Assessment

SITE DESCRIPTION

The Study Area is located within an urban area of the City that is currently in transition as it develops into a business district as part of the *Vaughan Mills Centre Secondary Plan* (Appendix B) (City of Vaughan 2014). This area has been the focus of recent development given its close vicinity to Highway 400 and the general growth of the City of Toronto to the south. The Study Area is generally surrounded by a modern residential neighbourhood to the west, a modern commercial and business park to the south, modern commercial and business buildings to the east, including the Vaughan Mills shopping centre which opened in 2004, and a mixture of vacant land, modern commercial buildings, and two mid to late 20th century residences to the north.

Much like its surroundings, the Study Area includes modern residences, a modern commercial plaza, two mid to late 20th century commercial buildings, and vacant land. Weston Road, Highway 400, Bass Pro Mills Drive, and Fishermens Way in the vicinity of the Study Area are modern asphalt roadways (Plate 3 and Plate 4). On the west side of Weston Road, the modern residential properties along Flushing Avenue and Astona Boulevard and the modern commercial plaza at the intersection of the Astona Boulevard and Weston Road date to the late 20th century (Plate 5 to Plate 7). On the east side of Weston Road, are the two mid to late 20th century commercial buildings. The commercial property at 8895 Weston Road is operated as the Vaughan Garden Centre and includes a structure that dates between 1975 and 2000 (Plate 8). The commercial property at 8829 Weston Road is operated as Storage Mart and includes an office building that dates between 1940 to 1954 (Plate 9).



Plate 3: Weston Road looking north



Plate 4: Fishermens Way at Bass Pro Mills Drive looking west

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Reference: Heritage Overview – Bass Pro Mills Extension, Municipal Class Environmental Assessment



Plate 5: Flushing Avenue looking north



Plate 6: Flushing Avenue looking northeast



Plate 7: Rear (east) side of Flushing Avenue residences looking northwest along Weston Road



Plate 8: 8955 Weston Road looking northeast

Reference: Heritage Overview – Bass Pro Mills Extension, Municipal Class Environmental Assessment



Plate 9: 8929 Weston Road office building looking southeast

MHSTCI CHECKLIST

The Checklist was completed for the Study Area based on the results of the background research, agency consultation, review of historic mapping, and a site visit. Overall, two indicators of cultural heritage value or interest were identified within the Study Area. The results of the Checklist are summarized in Table 2 and the completed checklist is included in Appendix C.

Table 2 : Indicators of CHVI According to the MHSTCI Checklist

Indicators of Cultural Heritage Value or Interest (CHVI)	Identified within the Study Area
Property identified, designated or otherwise protected under the OHA as being of cultural heritage value	Not Identified
A National Historic Site (or part of)	Not Identified
Designated under the <i>Heritage Railway Stations Protections Act</i>	Not Identified
Designated under the <i>Heritage Lighthouse Protection Act</i>	Not Identified
Identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office	Not Identified
Located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site	Not Identified
Is the subject of a municipal, provincial or federal commemorative or interpretative plaque	Not Identified
Has or is adjacent to a known burial site and/or cemetery	Not Identified
Is in a Canadian Heritage River watershed	Identified
Contains buildings or structures that are 40 or more years old	Identified
Local or Aboriginal knowledge that the property is considered a landmark in the local community or contains structures or sites that are important in defining the character of the area	Not Identified
Local or Aboriginal knowledge that the property has a special association with a community, person, or historical event	Not Identified

Reference: Heritage Overview – Bass Pro Mills Extension, Municipal Class Environmental Assessment

Local or Aboriginal knowledge that the property contains or is part of a cultural heritage landscape	Not identified
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Although two indicators of CHVI were identified on the MHSTCI Checklist, these two indicators recognized potential value and do not directly confirm CHVI value for the Study Area. The Canadian Heritage River watershed indicator was selected as the Study Area is within the Humber River watershed, although not in close vicinity to the river itself. The Humber River was designated as a Canadian Heritage Rivers System (CHRS) in 1999. The CHRS is Canada’s national river conservation program. The purpose of the designation is to encourage the river’s long-term management to conserve the identified natural and cultural values for the benefit and enjoyment of Canadians, now and in the future (CHRS 2017: 8). Given the location of the Study Area more than five kilometres east of the Humber River, within the almost entirely developed Black Creek subwatershed, there is no potential for the Project to impact the cultural heritage value of the Humber River watershed. As discussed in the Vaughan Mills Centre Secondary Plan, Black Creek running through the Study Area is proposed to be conserved, restored, and enhanced as a naturalized corridor (Appendix B) (City of Vaughan 2014: 85).

For structures of 40 or more years of age, this specified year range is a guide typically used to indicate the potential for a property to be of CHVI. The structures identified in the Study Area over the 40 year mark are located at 8955 and 8929 Weston Road (Appendix A, Figure 3). These two potential cultural heritage resources were evaluated for CHVI according to *Ontario Regulation (O. Reg.) 9/06: Criteria for Determining Cultural Heritage Value or Interest* under the *Ontario Heritage Act* (Government of Ontario 2006). Evaluations for each property are contained within Appendix D.

Based on a review of available information, it was determined that based on O. Reg. 9/06 there was no CHVI identified for either of these properties. These two properties do not display any design or physical value as both are highly modified structures. From the review of historic mapping and completion of the MHSTCI Checklist no historical or associative value was identified for the two properties. Lastly, they have no contextual value given the character of the area is in transition to an urban business park and they are not landmark structures.

RECOMMENDATIONS

Based on consultation with the appropriate regulatory bodies no protected heritage resources were identified within the Study Area. Review of historic mapping indicated no potential for 19th century structures in the Study Area. Two indicators of CHVI according to MHSTCI Checklist identified potential CHVI for the Study Area, including the Study Area’s location within a Canadian Heritage River watershed and structures within the Study Area that are 40 or more years old. Following further examination and discussion of the two indicators, there was no confirmed CHVI for the Study Area. The two potential cultural heritage resources do not have any CHVI, as they consist of heavily modified structures with no identified design, historical or contextual value according to O. Reg. 9/06. In addition, there is no potential for the Project to impact the cultural heritage value of the Humber River watershed, given the Study Area’s location more than five kilometres east of the Humber River within an almost entirely developed Black Creek subwatershed.

Given the findings of the Heritage Overview, no additional heritage studies are recommended, and this memo fulfills the Municipal Class EA and PPS requirements.

Reference: Heritage Overview – Bass Pro Mills Extension, Municipal Class Environmental Assessment

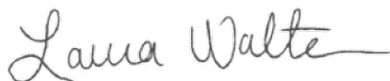
CLOSURE

This report has been prepared for the sole benefit of the City of Vaughan and may not be used by any third party without the express written consent of Stantec Consulting Ltd., and the City of Vaughan.

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

Sincerely,

Stantec Consulting Ltd.



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Senior Cultural Heritage Specialist
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Attachment: Appendix A – Study Area
Appendix B – Vaughan Mills Center Secondary Plan
Appendix C – MHSTCI Checklist
Appendix D – Cultural Heritage Resource Forms

Reference: Heritage Overview – Bass Pro Mills Extension, Municipal Class Environmental Assessment

REFERENCES

Canadian Heritage Rivers System. 2017. *Canadian Heritage Rivers System Principles, Procedures, and Operational Guidelines 2017*. Electronic Document: http://chrs.ca/wp-content/uploads/2019/10/PPOG_May-2017_edit-Oct-2019.pdf. Last accessed: March 11, 2020.

City of Vaughan. 2010. *City of Vaughan Official Plan 2010 Volume 1*. Electronic Document: https://www.vaughan.ca/projects/policy_planning_projects/General%20Documents/Official%20Plan%20Vol%201/VOP%202010%20Updates%202020/VOP%20Volume%201%20Feb%2010%202019.pdf. Last accessed: March 11, 2020.

City of Vaughan. 2014. *Vaughan Mills Centre Secondary Plan*. Electronic Document: https://www.vaughan.ca/projects/policy_planning_projects/vgnmills_centre_secondary/General%20Documents/VMCSP%20Sept19-2014.pdf. Last accessed: February 11, 2020.

City of Vaughan. 2019. *Vaughan Mills Centre Secondary Plan*. Electronic Document: https://www.vaughan.ca/projects/policy_planning_projects/vgnmills_centre_secondary/Pages/default.aspx. Last accessed: February 11, 2020.

Government of Ontario. 2006. *O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest under Ontario Heritage Act, R.S.O. 1990, c. O.18*. Electronic Document: <https://www.ontario.ca/laws/regulation/060009>. Last accessed: April 16, 2020.

Government of Ontario. 2019. *Ontario Heritage Act, R.S.O. 1990, c. O.18*. Electronic Document: <https://www.ontario.ca/laws/statute/90o18>. Last accessed: April 16, 2020.

Government of Ontario. 2020. *Provincial Policy Statement*. Electronic Document: <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>. Last accessed: March 11, 2020.

Miles & Co. 1878. *Illustrated Historical Atlas of the County of York and the Township of West Gwillimbury & Town of Bradford in the County of Simcoe, Ontario*. Toronto: Miles & Co.

Municipal Engineers Association. 2015. *Municipal Class Environmental Assessment*.

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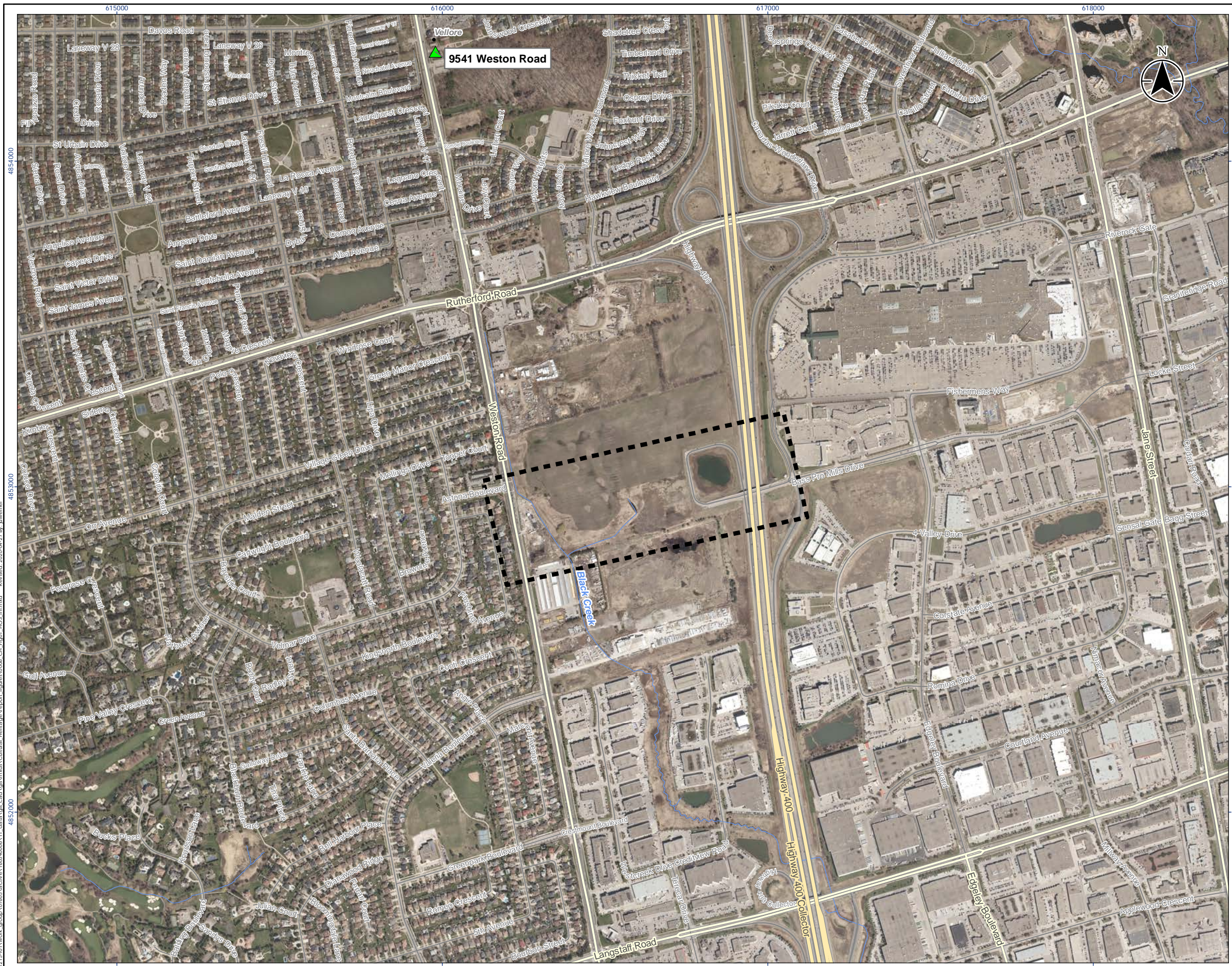
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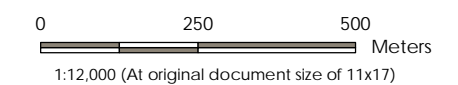
Reference: Heritage Overview – Bass Pro Mills Extension, Municipal Class Environmental Assessment

APPENDIX A – FIGURES

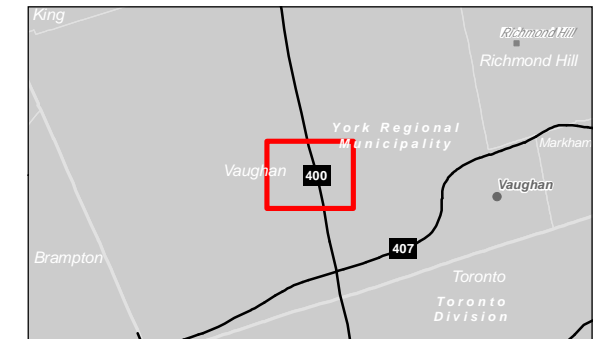
Figure 1: Study Area



- Legend
- Protected Heritage Property
 - Study Area
 - Highway
 - Major Road
 - Minor Road
 - Watercourse (Permanent)



- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2019.
 3. Heritage property data obtained from the City of Vaugh, February 2020.



Project Location: City of Vaughan
 Prepared by JW on 2020-04-27
 160540006 REV1

Client/Project: CITY OF VAUGHAN
 MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT STUDY
 BASS PRO MILLS DR FROM HWY 400 TO WESTON RD

Figure No.: 1
 Title: Heritage Overview Study Area

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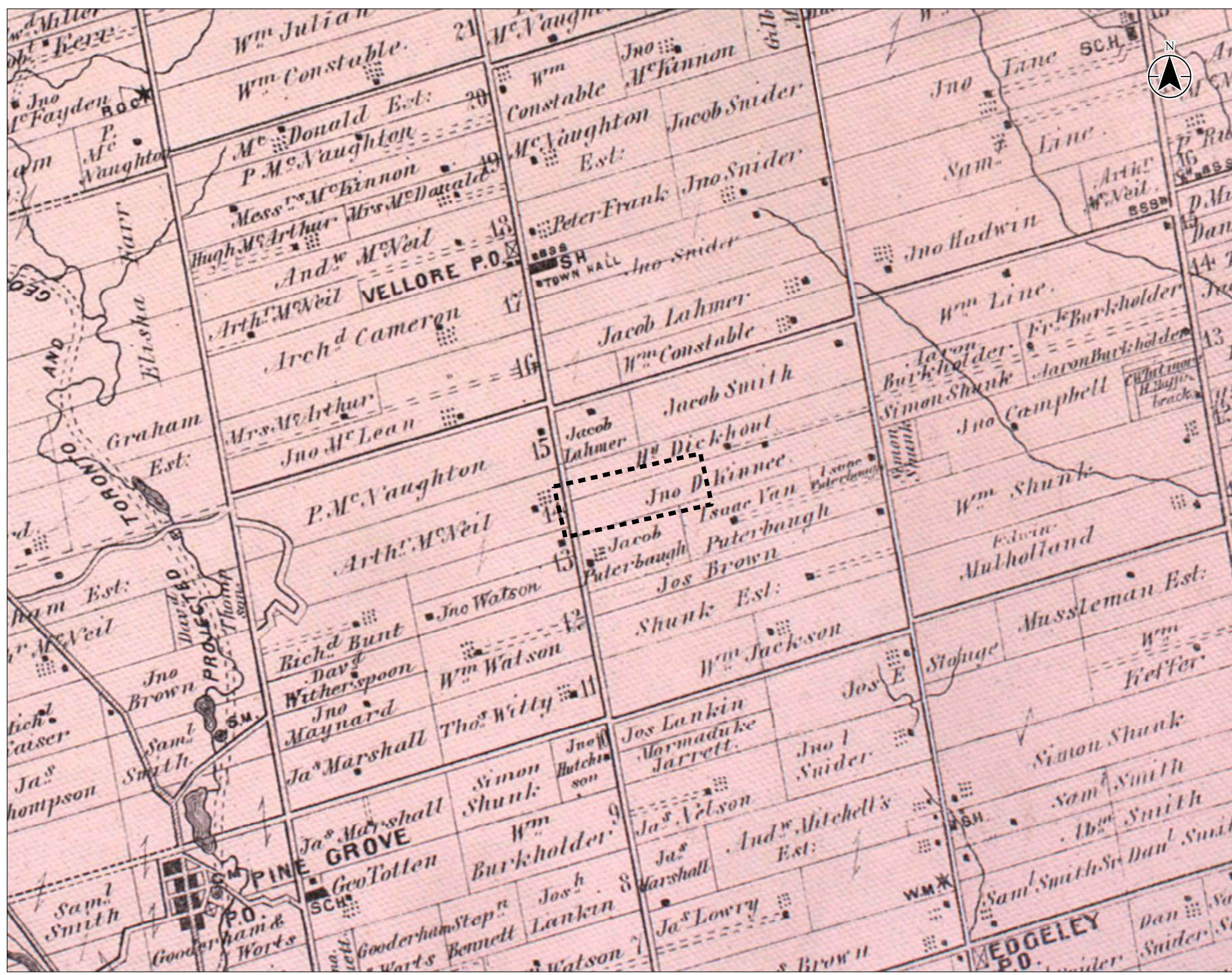
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Reference: Heritage Overview – Bass Pro Mills Extension, Municipal Class Environmental Assessment

APPENDIX A – FIGURES

Figure 2: Township of Vaughan 1878 Historic Map

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Legend
Approximate Study Area

NOT TO SCALE

Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2019.
3. Miles and Co 1878. *Illustrated Historical Atlas of the County of York and the Township of West Gwillimbury and Town of Bradford in the County of Simcoe, Ontario.* Toronto: Miles and Co.

Project Location: City of Vaughan
160540006 REV1
Prepared by JW on 2020-04-27

Client/Project: CITY OF VAUGHAN
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT STUDY
BASS PRO MILLS DR FROM HWY 400 TO WESTON RD

Figure No.: 2
Title: Township of Vaughan 1878 Historic Map

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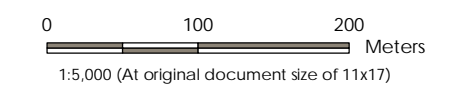
Reference: Heritage Overview – Bass Pro Mills Extension, Municipal Class Environmental Assessment

APPENDIX A – FIGURES

Figure 3: Potential Cultural Heritage Resources



- Legend
- Potential Cultural Heritage Resource
 - Study Area
 - Highway
 - Major Road
 - Minor Road
 - Watercourse (Permanent)



- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2019.
 3. Address data obtained from the City of Vaugh, February 2020.

Project Location: 160540006 REV1
 City of Vaughan Prepared by JW on 2020-04-27

Client/Project: CITY OF VAUGHAN
 MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT STUDY
 BASS PRO MILLS DR FROM HWY 400 TO WESTON RD

Figure No.: 3

Title: Potential Cultural Heritage Resources

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 Revised: 2020-04-27 By: Juwennet
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April 28, 2020

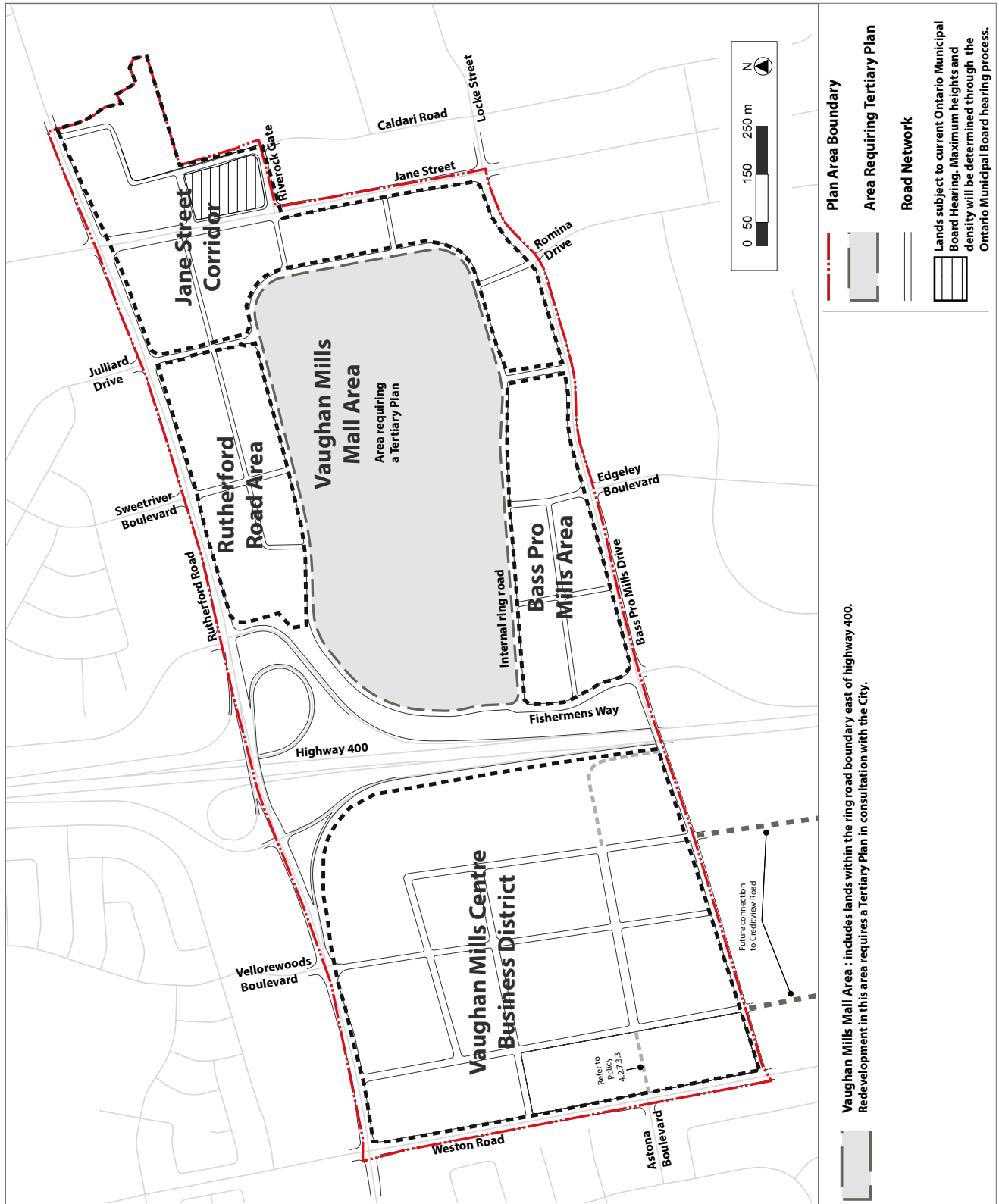
Hilda Esedebe

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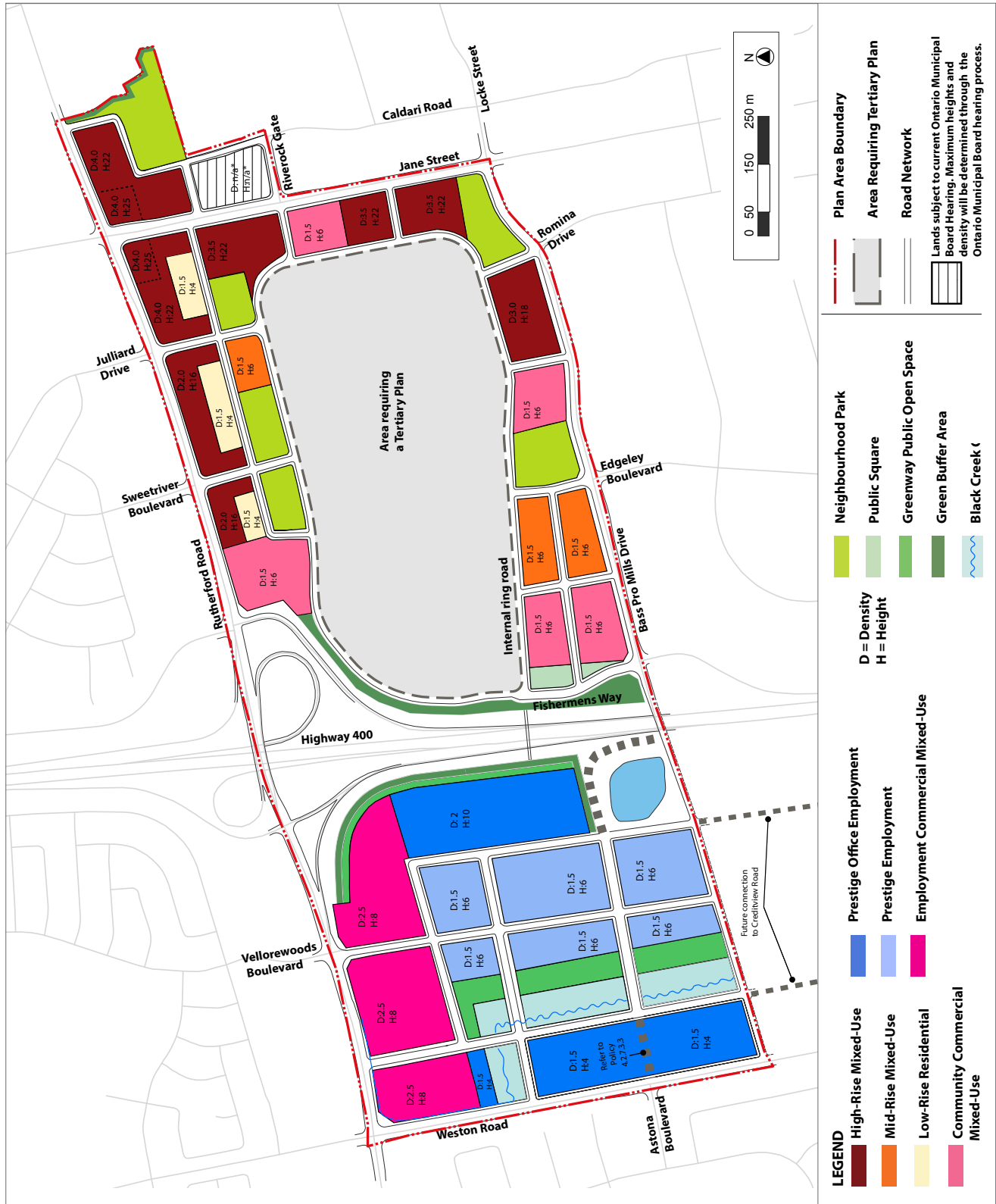
Reference: Heritage Overview – Bass Pro Mills Extension, Municipal Class Environmental Assessment

APPENDIX B – VAUGHAN MILLS CENTRE SECONDARY PLAN

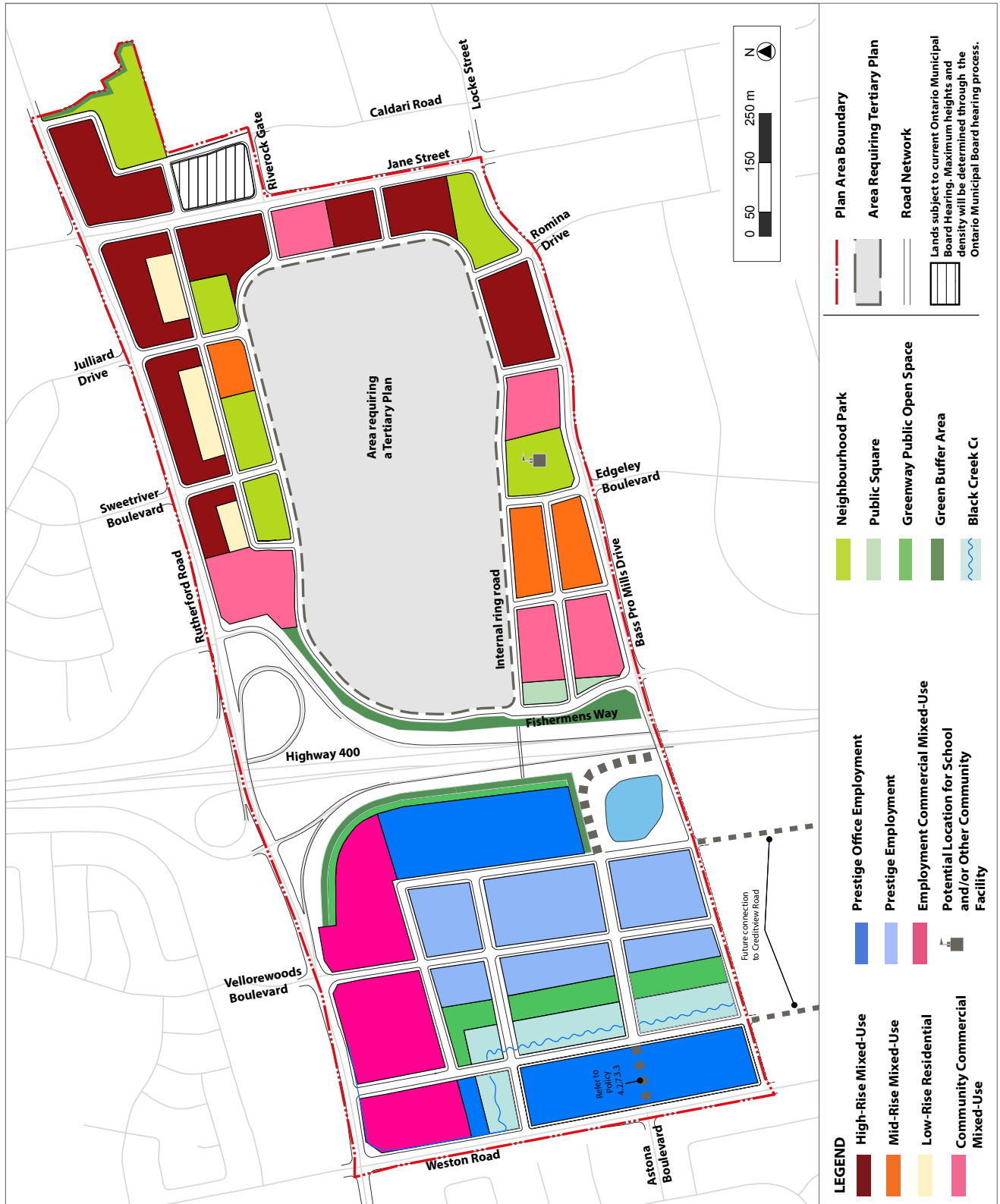
Schedule A: PLAN AREA



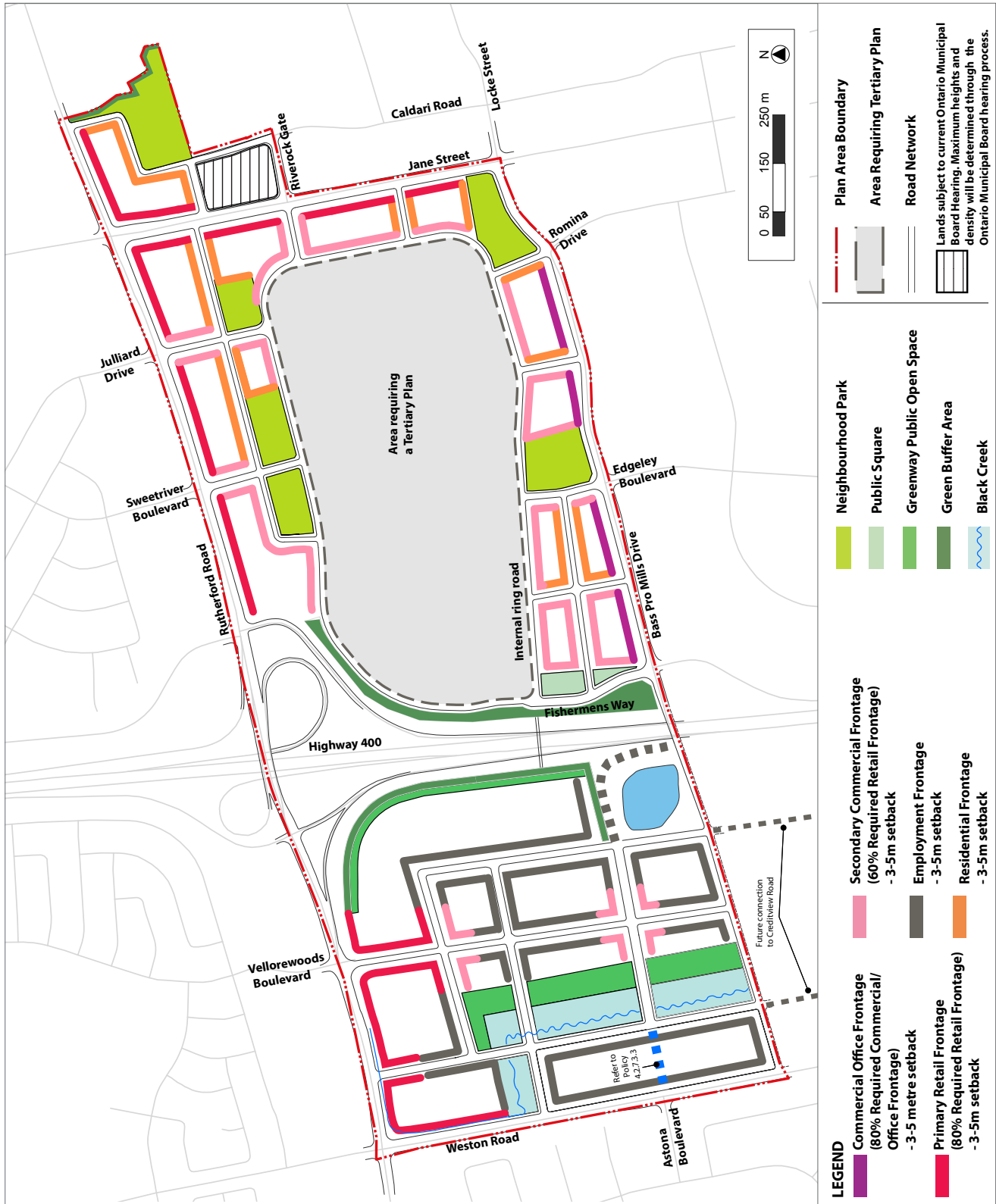
Schedule B: HEIGHT AND DENSITY



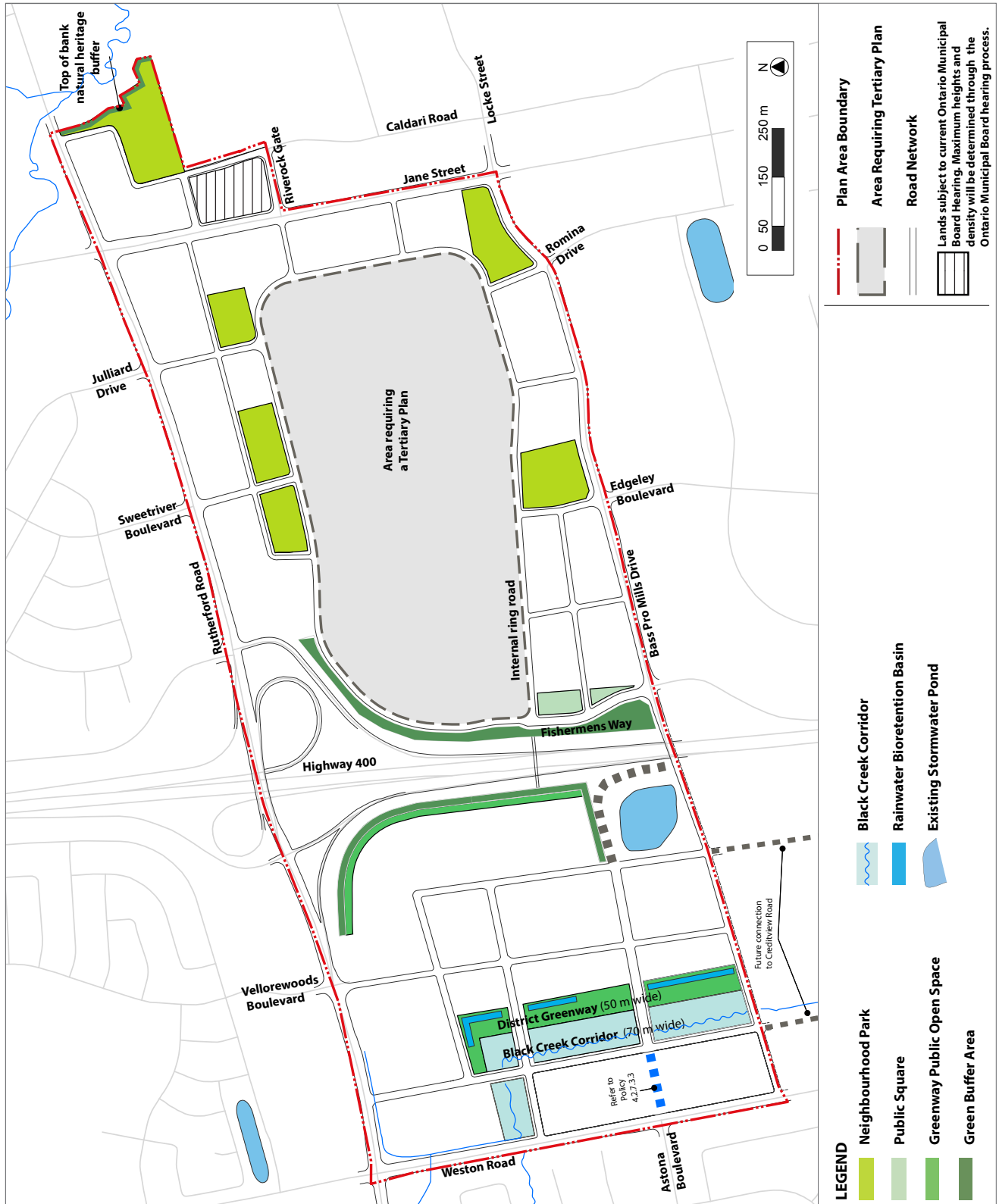
Schedule C: LAND USE DESIGNATION



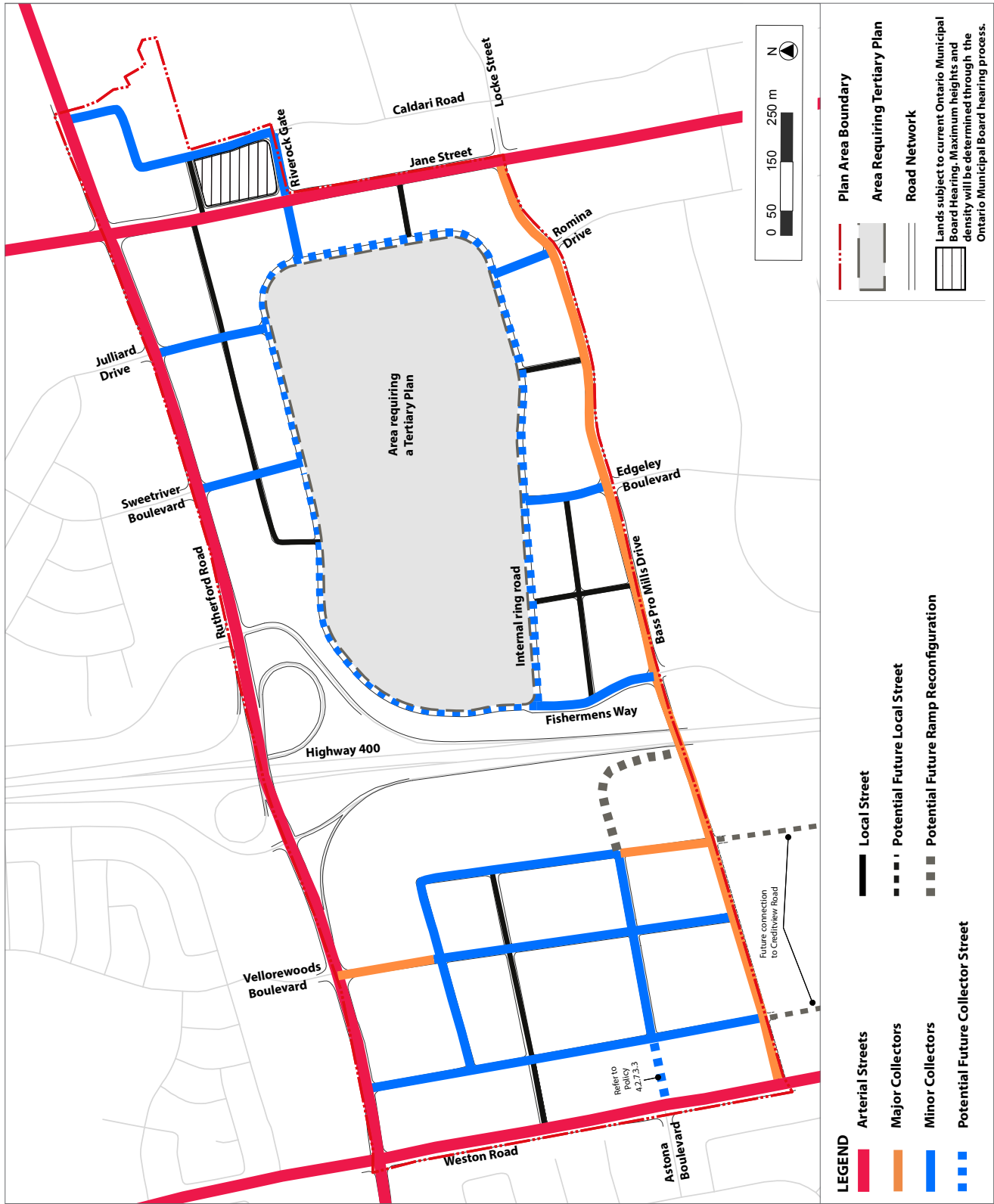
Schedule D: GROUND FLOOR FRONTAGE TYPES



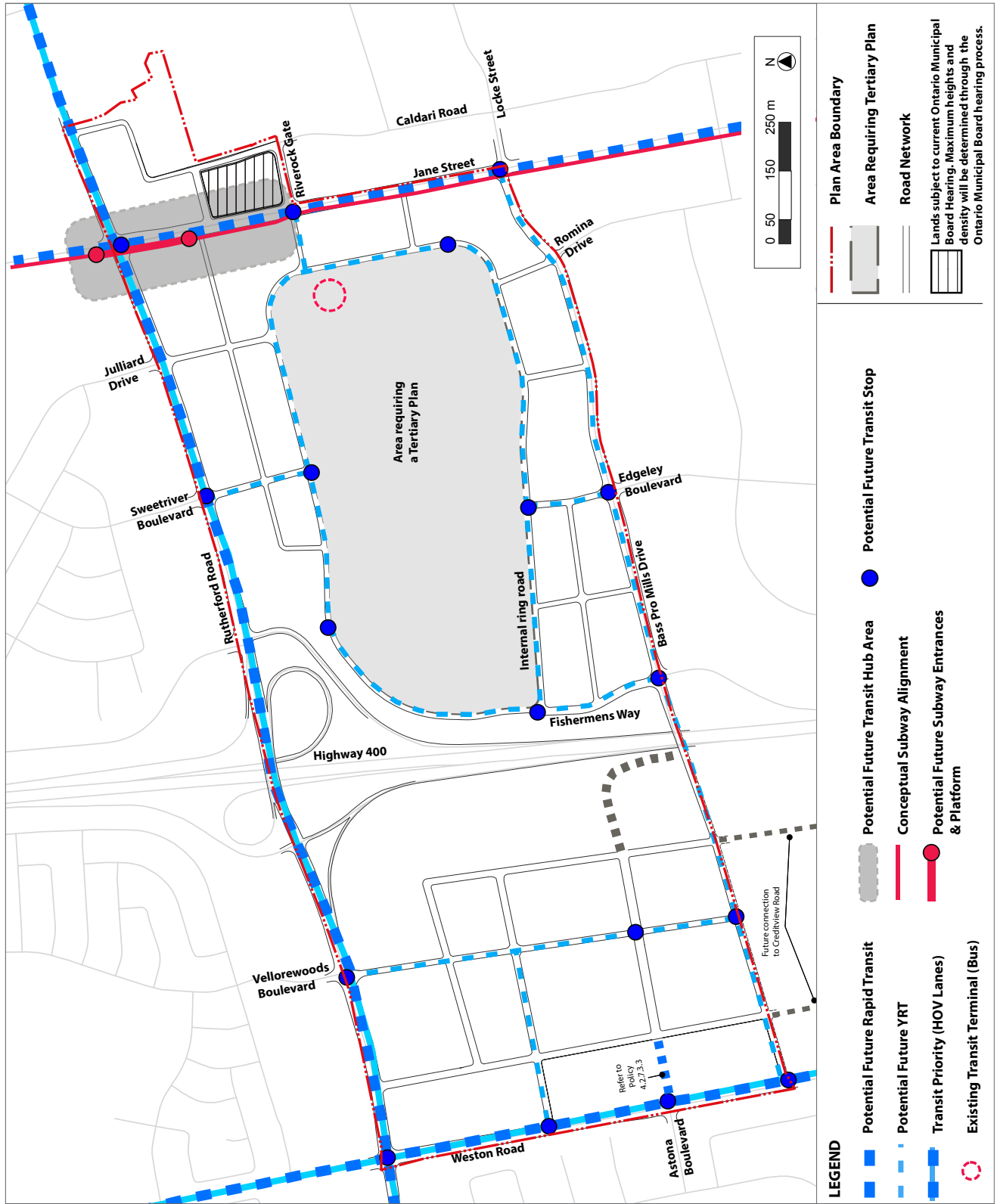
Schedule E: OPEN SPACE NETWORK



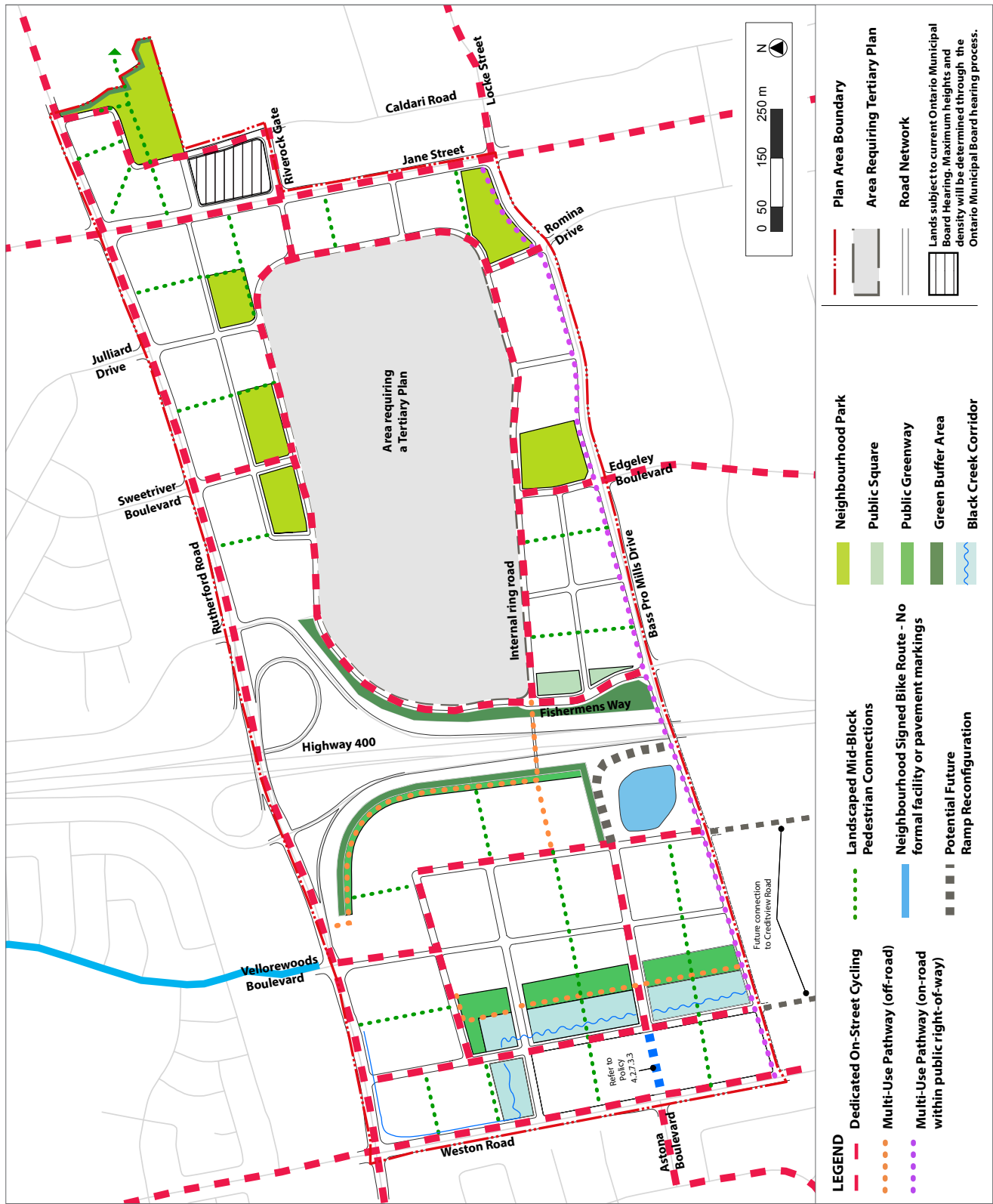
Schedule F: TRANSPORTATION NETWORK



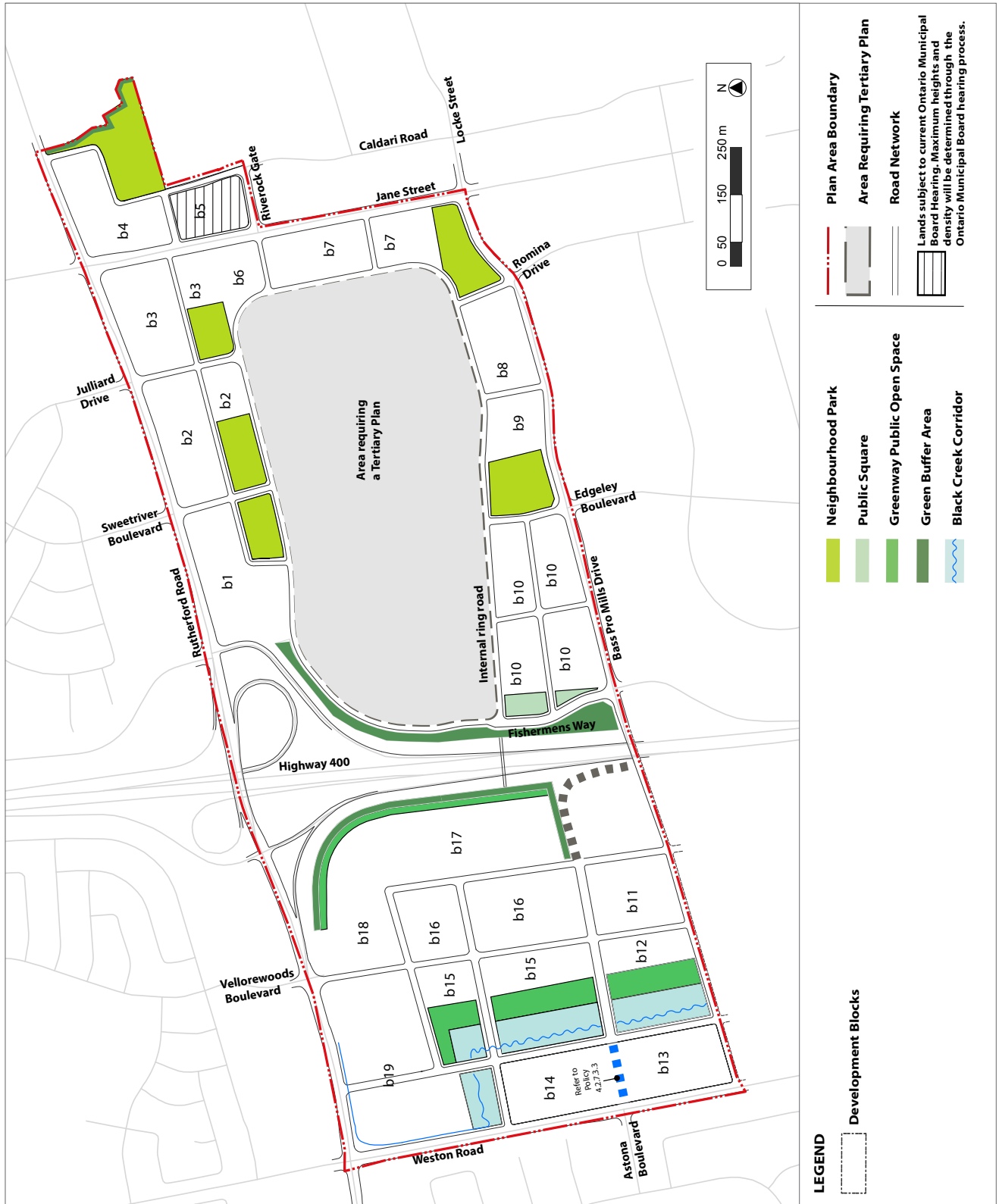
Schedule G: TRANSIT NETWORK



Schedule H: ACTIVE TRANSPORTATION NETWORK



Schedule I: DEVELOPMENT BLOCKS



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Reference: Heritage Overview – Bass Pro Mills Extension, Municipal Class Environmental Assessment

APPENDIX C – MHSTCI CHECKLIST

Project or Property Name

Bass Pro Mills Extension, Municipal Class Environmental Assessment

Project or Property Location (upper and lower or single tier municipality)

City of Vaughan

Proponent Name

Hilda Esedebe, Transportation Project Manager, City of Vaughan

Proponent Contact Information

hilda.esedebe@vaughan.ca

Screening Questions

- | | Yes | No |
|--|--------------------------|-------------------------------------|
| 1. Is there a pre-approved screening checklist, methodology or process in place? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If Yes, please follow the pre-approved screening checklist, methodology or process.

If No, continue to Question 2.

Part A: Screening for known (or recognized) Cultural Heritage Value

- | | Yes | No |
|---|--------------------------|-------------------------------------|
| 2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If Yes, do not complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

- | | Yes | No |
|---|--------------------------|-------------------------------------|
| 3. Is the property (or project area): | | |
| a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. a National Historic Site (or part of)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. designated under the <i>Heritage Railway Stations Protection Act</i> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. designated under the <i>Heritage Lighthouse Protection Act</i> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act, Planning Act* processes
- maintained by the property owner, proponent or approval authority

April 28, 2020

Hilda Esedebe

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Reference: Heritage Overview – Bass Pro Mills Extension, Municipal Class Environmental Assessment

APPENDIX D – CULTURAL HERITAGE RESOURCE FORMS

Municipal Address: 8955 Weston Road

Former Township: Township of Vaughan

Lot, Concession: 14, 5

Municipality: City of Vaughan

Resource Type: Commercial building

Associated Dates: 1975-2000

Relationship to Project: Within the Study Area

Description: The property contains the Vaughan Garden Centre, which is composed of connected buildings that are surrounded by a landscape material yard and modern outbuildings.

The north portion of the connected structure appears to be the older section that dates to the late 20th century. It is a one storey building with a low-pitched side gable roof that is clad in asphalt shingles and has a metal chimney pipe. Its exterior is clad in a wood diamond lattice and has modern windows and doors. Its foundation was not visible from the roadway. Attached to the east and south end of the north end portion are modern gable roof additions. The south end portion of the connected structure is a one storey building with a low-pitched gabled roof with asphalt shingles and skylights. The structure is clad in plywood and wood lattice. It has wood barn doors.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: None identified.

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Laura Walter	Date Completed: April 17, 2020.



Municipal Address: 8929 Weston Road
Former Township: Township of Vaughan
Lot, Concession: 13, 5
Municipality: City of Vaughan

Resource Type: Commercial building

Associated Dates: 1940-1954 (office building), 1980-2002 (storage buildings)

Relationship to Project: Within the Study Area

Description: The property contains Storage Mart, which is composed of an office building, modern storage outbuildings, and an open storage yard.

The office building is a one storey structure with a medium-pitched side gable roof that is clad in metal and has a red brick chimney. The original structure has undergone several changes. The parapet ends were added during renovations to the structure between 2009 and 2011. The structure is clad in wood board and batten siding and has modern windows and doors. The west elevation porch with a shed roof was enclosed between 2009 and 2011. The south entrance has a partial wood porch. The structure has a concrete block foundation.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. The property has design value or physical value because it,		
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
ii. Displays a high degree of craftsmanship or artistic merit, or		✓
iii. Demonstrates a high degree of technical or scientific achievement.		✓
2. The property has historical value or associative value because it,		
i. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
3. The property has contextual value because it,		
i. Is important in defining, maintaining or supporting the character of an area,		✓
ii. Is physically, functionally, visually or historically linked to its surroundings, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: None identified.

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Laura Walter	Date Completed: April 17, 2020.

