

# Heritage Vaughan Committee Report

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**DATE:** Wednesday, April 19, 2023

**WARD:** 2

**TITLE:** PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 8682 HIGHWAY 27 WARD 2 - VICINITY OF HIGHWAY 27 AND NORTH OF LANGSTAFF ROAD

**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 designation of the City-owned property municipally known as 8682 Highway 27 located on the west side of Highway 27 and north of Langstaff Road (as shown on Attachment 1).

**Report Highlights**

- The report proposes the designation of 8682 Highway 27, a 1½ storey, stone Georgian/Regency cottage with a 1 ½ storey addition dating to between 1870-1890.
- 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 development as presented, subject to following conditions:

1. That the Designation Report for 8682 Highway 27 be Received.
2. That Council approve the recommendation of the Heritage Vaughan Committee to designate 8682 Highway 27 in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
3. 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 (City of Vaughan), and published in the local newspapers.
4. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 8682 Highway 27 and a copy of the by-law shall be served on the Owner (City of Vaughan) and Ontario Heritage Trust and a notice shall be published in the local newspapers.

## **Background**

The John Lawrie House at 8682 Highway 27 was first identified as a potential heritage property in a 1976 Town of Vaughan review of potential heritage properties and was formally Listed by the City of Vaughan in 2005. The preliminary evaluation of property at the time noted that the primary structure was built circa 1850 and is one of the oldest surviving cultural heritage properties.

Recent staff research on the subject property has confirmed that the cultural heritage value of 8682 Highway 27 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**

Z.14.019 and DA.15.088 – both applications went dormant and were closed.

## **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.

Bill 23, the *More Homes Built Faster Act, 2022*, Amendments to the OHA that came into force on January 1, 2023 mandates municipalities to remove properties from the heritage register under section 27 if they do not pass a by-law designating the property on the second anniversary of the bill coming into force (January 1, 2025).

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: 8682 Highway 27

LEGAL: Concession 9, Part of Lot 12, Plan 64R7626 Part 1-4

ROLL: 192800033124700

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

The John Lawrie Farmhouse property at 8682 Highway 27 presents physical heritage value as one of the early surviving vernacular stone farmhouses in Vaughan with influences by local stone mason Henry Burton (c. 1850). The fieldstone house is built in the late Georgian architectural style, with dressed stones and finely tooled limestone quoining that provide a unique example of early vernacular masonry in the area.

The details of its construction and association with Burton, allow for study of contemporary and regional construction methods. The brick addition, which was added later in the 19<sup>th</sup> century, adds merit in expressing the evolving trends and materials available to the settlers in Vaughan Township.

The interior layout, window casements, floorboards, baseboards are all original to the design of the house; the building has a "cross and bible" wood door, typical of 1850's and earlier.

### 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

The John Lawrie Farmhouse at 8682 Highway 27 has historical association as the home of well-known settlers registered on title as far back as the 1830s. Four generations of the Lawrie family, for a period of almost 120 years, owned and farmed the land where the house sits today, and were local leaders within the community. John Lawrie was a member of the first Vaughan Township Council when the municipal government was

established throughout rural Ontario by provincial legislation in 1849. John Lawrie also participated in the development and construction of a community church.

The farmhouse is also associated with the local stone mason Henry Burton – a skilled local stone mason well known for the contemporary addition to Osgoode Hall in Toronto. The integrity of the farmhouse allows for the study of its construction and has the potential to yield further insight into 19<sup>th</sup> masonry.

### **3. CONTEXTUAL VALUE**

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

The property has visibility from Highway 27 which allows it to act as a landmark and point of reference in the landscape and streetscape. It is historically linked to its surroundings by way of its vernacular rural history. The property also contains a cultural heritage landscape in the allée of mature heritage trees that line the property's original access driveway from Highway 27, where a ploughed field existed at one time contribute to its characteristic rural setting.

#### **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 minimum required 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 8682 Highway 27 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 8682 Highway 27 under the *Ontario Heritage Act*.

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

### **Attachments**

- Attachment 1 – 8682Hwy27\_Location Map
- Attachment 2 – 8682Hwy27\_Statement of Cultural Heritage Value
- Attachment 3 – 8682Hwy27\_Exterior photos
- Attachment 4 – 8682Hwy27\_Aerial Maps
- Attachment 5 – 8262Hwy27\_Bruce Corley Documentation report
- Attachment 6 – 8262Hwy27\_Cultural Heritage Impact Assessment (2014)
- Attachment 7 - 8262Hwy27\_Amendment to CHIA (2015)

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