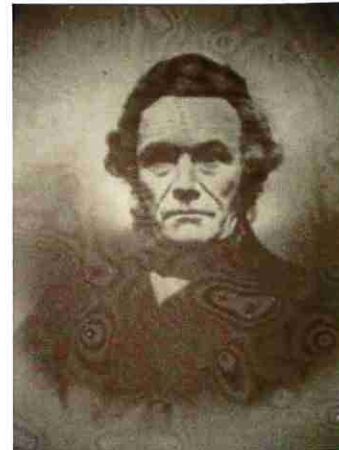


**CULTURAL HERITAGE IMPACT
ASSESSMENT**

**NO. 8682 HIGHWAY 27 (REGIONAL ROAD 27)
(LOT 12, CONCESSION 9)
CITY OF VAUGHAN, ONTARIO**



Lawrie Farm – 1900
*Source: Elder Mills Women's Institute.
Tweedsmuir History Institute.*

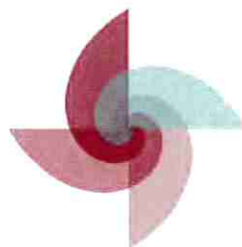


John Lawrie
*Source: Elder Mills Women's
Tweedsmuir History*

**June 2010
Revised May 2014**

**Prepared for:
Highway 27 Langstaff
Limited Partnership**

Prepared by:



UNTERMAN McPHAIL ASSOCIATES
HERITAGE RESOURCE MANAGEMENT CONSULTANTS

in association with
Wayne Morgan, Heritage Planner

*Received w/
Fill permit
application*

14-1055 -

June 25/2014

**CULTURAL HERITAGE IMPACT
ASSESSMENT REPORT**

**NO. 8682 HIGHWAY 27
LOT 12, CONCESSION 9
CITY OF VAUGHAN, ONTARIO**

**June 2010
Revised May 2014**

**Prepared for:
Highway 27 Langstaff
Limited Partnership**

**Prepared by:
Unterman McPhail Associates
Heritage Resource Management Consultants
540 Runnymede Road
Toronto, Ontario, M6S 2Z7
Tel: 416-766-7333**

in association with
Wayne Morgan, Heritage Planner

EXECUTIVE SUMMARY

A Cultural Heritage Impact Assessment was submitted to the City of Vaughan in June 2010 for the subject property located on the west side of Highway 27 between Langstaff and Rutherford Roads near the hamlet of Elder Mills at No. 8682 Highway 27 (also named Regional Road 27). The subject property contains the listed heritage resource known as the John Lawrie House. At the time the 2010 report was submitted, the owner had not prepared a development plan for the property.

The owner, Highway 27 Langstaff Limited Partnership, is proposing to develop the site for a large warehouse and distribution facility with associated parking, landscaping, storm water management and open space uses. The development proposal includes the relocation/removal of the John Lawrie House with the owner's intention of relocating the house to a district park lot to be developed by the City north of the subject property for re-use. Policy 6.2.4.3 of the Vaughan Official Plan requires that when there is a substantial change in a development plan in a submitted Cultural Heritage Impact Assessment (CHIA), the City may require the submission of a revised CHIA. This revised CHIA is submitted in accordance with that policy and other policies of the City's Official Plan and policies 2.6.1 and 2.6.3 of the Provincial Policy Statement (2014) issued under the *Planning Act*.

Relocate
- to district
park lot
to be dev. by the city
north of the subject
property for re-use.
(executive summary CHIA)
Underman McPherson/May 2014 -
Wayne Morgan

page 15

page 33/34

PROJECT PERSONNEL

Unterman McPhail Associates

Richard Unterman, Principal

Barbara McPhail, Principal

Wayne Morgan

Heritage Planner

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1.0 INTRODUCTION

The City of Vaughan Official Plan (OP) requires, in Policy 6.2.4.1, the preparation of a cultural heritage impact assessment (CHIA) to, “*demonstrate whether the heritage values and character of cultural heritage resources, as identified by the City, are being retained, improved, adversely impact or lost by the proposed development.*” Furthermore, when there is no designation by-law for a heritage resource, the CHIA “*must document, to the City’s satisfaction, the cultural heritage values of the property.*” Finally the OP requires, in Policy 6.2.4.3, that when a development plan changes substantially from that described in a submitted CHIA, a revised CHIA may be required.

The subject property is located between Langstaff and Rutherford Roads on the west side of Highway 27 near the hamlet of Elder Mills. It contains lands within the east half of Lot 12, Concession 9, geographic township of Vaughan, now the City of Vaughan. It has the municipal address of No. 8682 Highway 27, also identified as Regional Road 27. The subject property contains the listed heritage resource known as the John Lawrie House.

A Cultural Heritage Resources Assessment was submitted for the subject property in January 2010. At that time, the owner had not prepared a development plan although it was the intention to develop the property for employment uses. The owner, Highway 27 Langstaff Limited Partnership, is now proposing to develop the property for a large warehouse and distribution facility. Accordingly, a preliminary development plan has been prepared for the proposed development. This revised CHIA is being submitted in accordance with municipal and provincial requirements.

The Highway 27 Langstaff Limited Partnership retained Unterman McPhail Associates, Heritage Resource Management Consultants, to undertake this revised CHIA. This study was completed in conjunction with Wayne Morgan, Heritage Planner. Built heritage resources and cultural heritage landscapes, both existing and potential, were identified and evaluated within and nearby to the subject property taking into consideration the proposed large warehouse and distribution facility development and recent policy developments, which include new official plans for the City and Region and amendments to the Provincial Policy Statement issued under the *Planning Act*.

2.0 DESCRIPTION OF THE PROPERTY AND ITS CONTEXT

2.1 Location

The site property is approximately 34.05 hectare (84.15 acres), and is located in the Regional Municipality of York (formerly County of York), City of Vaughan (formerly Township of Vaughan) on Lot 12, Concession 9, block northwest of the intersection of Langstaff Road and Highway 27 (*Figures 2.1 and 2.2*).

Figure No. 2.1
General Location Map
[Source: Google Maps,
2014].

Subject Property

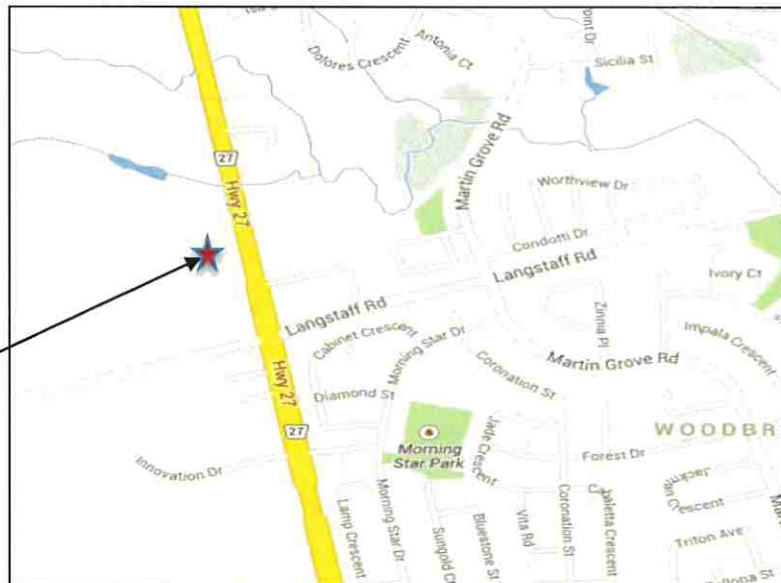
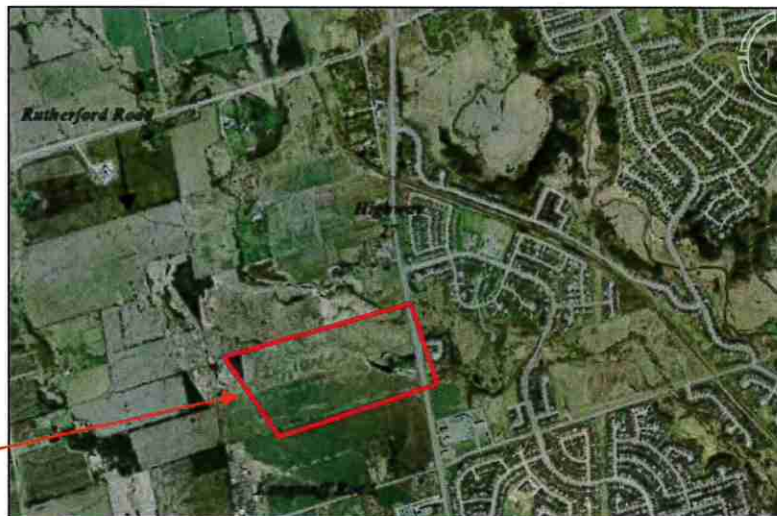


Figure No. 2.2
No. 8682 Highway 27
[Based on information from
the property survey in
Appendix 1: Google Earth,
2007].

Subject Property



2.2 Ownership and Legal Description

The municipal address is No. 8682 Highway 27 (Regional Road 27). Currently, the property is owned by:

Highway 27 Langstaff Limited Partnership
15 Gormley Industrial Avenue, Unit #3
Gormley, Ontario L0H 1G0

A short legal description of property consists of part of the east half of Lot 12, Concession 9, in the geographic township of Vaughan, now City of Vaughan (*Appendix A*).

2.3 Area Character and Physiography

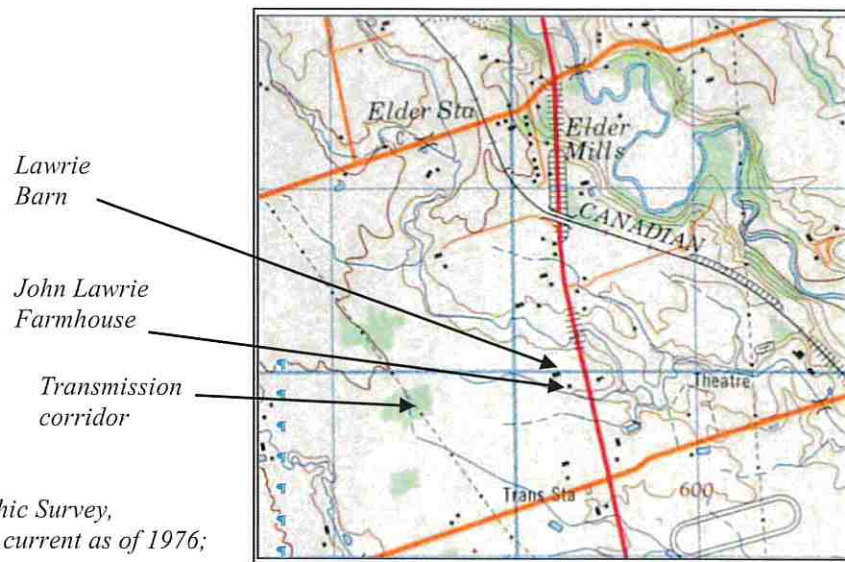


Figure No. 2.3
Topography of the land
[Source: National Topographic Survey,
1:50,000 series; information current as of 1976;
contour interval – 25 feet]

The subject lands are generally flat, with a slight slope to the southeast. A creek crosses the Lawrie farm in an east to west direction eventually discharging into the Humber River (**Figure 2.3**). In 1976, most of the land had been cleared for agricultural production with forest cover limited to a wood lot on the rear of the property through which a high voltage transmission corridor passed. The principal built heritage resources on the subject property consisted of a barn, as well as a house located southeast of the barn, both sited relatively close to Highway 27. Beside the Lawrie Farm were other farm operations. To the north is the Canadian Pacific Railway line and the hamlet of Elder Mills. The Humber River occupies a pronounced river valley to the north and east of the subject site.

Except for the transmission corridor, all of the landscape and built heritage resources evident in the topographic map (**Figure 2.3**) appear on the 1946 aerial photograph (**Figure 2.4**). Appendix A contains aerial photographs of the study from 1946, 1960 and 2007.



Figure 2.4
1946 (July 2) Aerial Photograph
[Source: National Air Photo Library, Roll A10118, Photo 62].

The property is located in the Peel Plain physiographic region and described as,

“...a level-to undulating tract of clay soils covering 300 square miles across the central portions of York, Peel and Halton counties...there is a gradual and fairly uniform slope toward Lake Ontario. Across the plain the Credit, Humber, Don and Rouge rivers have cut deep creeks. The underlying geological material of the plain is a till or boulder clay containing large amounts of Palaeozoic shale and limestone.”¹

Chapman and Putnam describe the settlement and land use of the Peel Plain as,

“Settled during the early part of the nineteenth century, the fertile clay soils were cleared rapidly. Once the pioneer stage was passed the plain became a noted wheat growing area which, besides supplying the growing city of Toronto, produced quantities of grain for export to the United States through various lake ports such as Oakville, Port Credit and Whitby. Later a mixed type of crop and livestock farming developed with its chief market in Toronto...Being within easy trucking distance of Toronto, and having a good mileage of improved highways the Peel plain rapidly became a well-developed portion of the Toronto milk shed.”

2.4 Context

The area of the subject property is quickly transitioning from rural agricultural use to urban uses on the east side of Highway 27. A rural landscape continues to exist west of Highway 27.

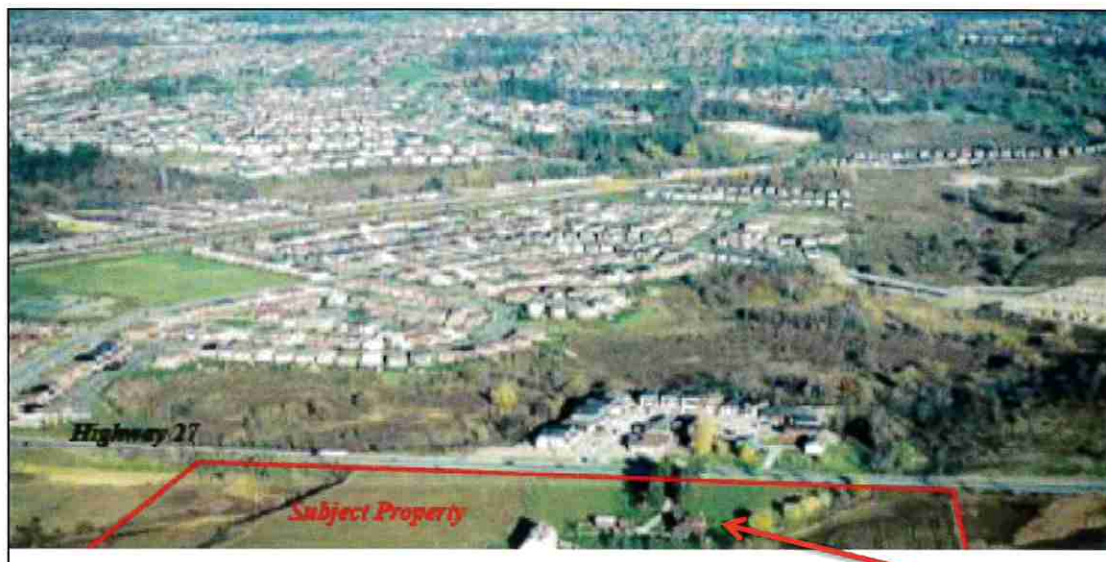


Figure 2.5

Context – View East of the Subject Property 1999 - 2000

[Source: York Region Geomatics, Oblique Aerial Photographs].

Lawrie House

¹ L. J. Chapman and D. F. Putnam. *The Physiography of Southern Ontario*. 2nd Ed. (University of Toronto Press: Toronto, 1966) 292 – 296.

In 1946, the area was rural (*Figure 2.4*) except for the hamlet of Elder Mills. Since then most of the area east of Highway 27 has been developed for urban purposes (*Figures 2.2 and 2.5*) while the area to the west remains rural.

To the east, Highway 27 has been constructed as a four-lane highway with signalized intersections at arterial roads such as Langstaff and Rutherford. Beyond Highway 27 are predominantly residential uses – low rise, single detached houses and open space areas.

To the west, north and south of the Lawrie Farm, the lands are rural, with a high voltage transmission corridor cutting across the centre of the block (*Figure 2.6*).



Figure 2.6
Context – View From West of the Subject Property 1999 - 2000
[Source: York Region Geomatics, Oblique Aerial Photographs].

3.0 HISTORICAL SUMMARY

In 1783, the chiefs of the Mississaugas agreed to sell to the British government a tract of land stretching from Cataraqui near Kingston to the Etobicoke Creek. This purchase was improperly drawn up, and in 1787 the Crown bought from the Mississaugas, the Toronto Purchase in which Yonge Street was assumed to be the centre of the Purchase. This

purchase included the Township of Vaughan. This acquisition of land was further clarified in an 1805 meeting with the Mississaugas.²

Excluding the lots laid out on either side of Yonge Street, the Township of Vaughan was originally surveyed by Abraham Iredell in 1795 and John Stegmann in 1798, and laid out in the 'Single Front System' dividing the Township,

*"In [eleven] concessions 1¼ miles apart, running north and south from Yonge Street to the [Toronto Gore and Albion] Town Line[s], and was divided by six sideroads 1¼ miles apart, running east west...Each concession was divided into 200 acre lots, five of these between every two side roads..."*³

The original 200 acre lots in the Township were rectangular in shape with 100 acre parcels referenced as the east and west half.

Selections from the abstract index to deeds and mortgages for Lot 12, Concession 9, geographic Township of Vaughan are found in *Appendix B*.

3.1 Pre-1834

The Crown Patent for all 200 acres of land in Lot 12, Concession 9, Vaughan Township was given to Richard Gamble in 1800.⁴ Gamble also received the patent for more than 400 acres in Lots 9 and 10 in the same concession, and Lot 7 in Concession 10 in 1802.⁵ Little is known of Richard Gamble. The Gambles were prominent millers in Etobicoke Township to the south⁶, with members of Gamble family also settling on Yonge Street in both Markham and Vaughan Townships. Information relating to any development of Lot 12, Concession 9 by Gamble is unknown.

In June 1834, Richard Gamble sold the east 100 acres of Lot 12, Concession 9, to John Lawrie.⁷ The west 100 acres of land were sold to George Hilson amongst others.⁸

3.2 1834 - 1951

Members of the John Lawrie family [also spelt Laurie and Lowry] owned the farm in the east half of Lot 12, Concession 9, from 1834 to 1851. John Lawrie was born on May 16, 1802 in Stonehouse, Lanarkshire, Scotland. He married Isabelle Reid in April 1830 at

² Isabel Champion, *Markham 193-1900* (The Markham and District Historical Society: Markham, 1979) 5.

³ *Ibid.*, 7, with changes made [] to apply to Vaughan Township.

⁴ Land Records, York Region, Lot 12, Concession 9, Vaughan Township, Instrument Patent.

⁵ G. Elmore Reaman, *A History of Vaughan Township* (University of Toronto Press: Toronto, 1971) 36.

⁶ Mary Byers et al, *Rural Roots, Pre Confederation Buildings of the York Region of Ontario* (University of Toronto Press: Toronto, 1976) 222.

⁷ Land Records, York Region, Lot 12, Concession 9, Vaughan Township Instrument # 10883.

⁸ *Ibid.*, Instrument #10882.

Lesmahagow, Lanarkshire, Scotland. They immigrated to Canada soon after. John Lawrie's contribution to the development of Vaughan is summarized in the Tweedsmuir history for Elder Mills. It is noted that,

*"John Lawrie was a native of Lanarkshie, Scotland, who emigrated to Canada in 1830 with his bride Isabella Reid. They settled in Scarborough Township for five years before purchasing E.H. Lot 12 Con 9 in Vaughan. In this area roads were few and schools and churches dreams of the future. They built a log house first and than about the middle of the century John had an 8 room stone house built. It is still a fine residence today, now the home of Joanne and Gene Defillippo."*¹⁰

Additionally,

*"John helped with the building of the Knox Presbyterian Church in 1844 and was always a member of this congregation. In 1850 he was elected to the first Council of Vaughan, representing Ward 5 and was re-elected in 1851. John and Isabella had 6 children."*¹¹

It would appear John Lawrie did not immediately occupy the land he purchased in Vaughan Township. Walton's 1837 Directory does not identify him as resident in Vaughan, and a biographical sketch of the area states his son Gavin was born in Scarborough Township in 1836.¹² Since John Lawrie was assisting in the building of a local church in 1844 and his daughter Jane was born in Vaughan Township in the same year, he probably moved to his lands in Vaughan in the late 1830s.

In the Census Return (1851) John Lawrie was shown as a resident on Lot 12, Concession 9, living in a log house; the present stone house had yet to be built.

TABLE 1: CENSUS OF CANADA 1851, EAST HALF LOT 12, CONCESSION 9¹³

Name	Occupation	Age	House	
			Brick, Stone, Frame, Log, Shanty or other kind of residence	No. of stories
John Lawrie	Farmer	50	Log	
Isabella Lawrie		44		
Margaret Lawrie		19		
Isabella Lawrie		17		
Gavin Lawrie		18		
Jane Lawrie		8		
Mary Ann "		6		
Agnes Lawrie		5		

¹⁰ Elder Mills Women's Institute, *Remembering Elder Mills*, 86-88.

¹¹ *Ibid.*, 86-88.

¹² Biographical Notices for Township of Vaughan as copied in the City heritage property file, 347.

¹³ 1851 Census of Canada, Township of Vaughan, Enumeration Area No. 5, 347-8.

The agricultural information contained in the Census Return (1851) shows John Lawrie operated a 100 acre farm on Lot 12, Concession 9, of which 73 ¾ acres of land were under cultivation and 26 ¾ acres were wild or wood land. Of the land under cultivation, 42 ¾ acres were under crops, 30 acres under pasture, and 1 acre was a orchard or garden. The crop acreage was recorded as totaling, wheat – 16 acres, peas – 10 acres, oats – 9 acres and ¾ acre, potatoes. Livestock on the farm consisted of 1 steer, 8 milch cows, 5 horses, 12 sheep and 15 pigs.

Tremaine’s Map (1860) (*Figure 3.1*) shows the 100 acre lot in the east half of Lot 12, Concession 9, under the ownership of by John Lawrie (shown as Lowry) and the stream crossing the north east corner of the lot, but no buildings are seen as present.

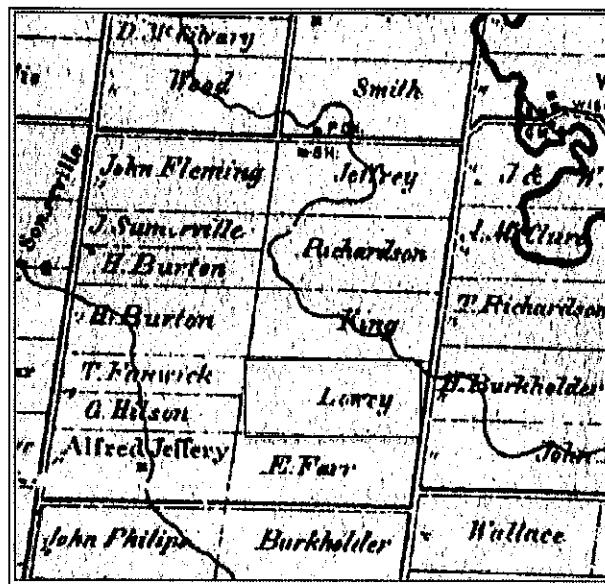


Figure No. 3.1
 Lot 12, Concession 9 in 1860.
 [Source: Tremaine’s Map of the
 County of York].

TABLE 2: CENSUS OF CANADA 1861, EAST HALF LOT 12, CONCESSION 9¹³

Name	Occupation	Age	House		
			Brick, Stone, Frame, Log, Shanty or other kind of residence	No. of stories	No. of families
John Lawrie	Farmer	58	Stone	1	1
Isabella Lawrie		52			
Jane Lawrie		16			
M. Ann Lawrie		14			
Agnes Lawrie		13			
Gavin Lawrie	Farmer	24	Frame	1	1
Eliz Jane Lawrie		18			
James Burns		11			

The Census Return (1861) records that John Lawrie was living in a one storey stone house. His son Gavin Lawrie lived in a one storey frame dwelling with his wife Eliza

¹³ Census of Canada, Township of Vaughan, 1861, Enumeration Area No. 5, 5 (147).

Bennett, who he married in 1859. It is not clear whether or not Gavin's frame house was located on Lot 12, or the adjacent Lot 11. It is noted that,

*"Over a period of years Gavin purchased E.H. of Lot 11 Con 9 in quarter lots from John Nattress, completing the purchase in 1876. It was sold to Wes Body in 1920."*¹⁴

John Lawrie's stone house is reputed to have been built by Henry Burton, a Scottish stone mason who had acquired a farm in the vicinity and built other stone houses in the area.¹⁵

stone house c. 1850

Agricultural information from the Census Return (1861) notes the Lawrie's operated the same 100 acre farm in the east half of Lot 12, Concession 9 as ten years previously in 1851. The crop land had increased by 8 acres since 1851, with a commensurate reduction in the amount of woodland. The farm had an estimated cash value of \$6000.¹⁶ Property assessment information for Vaughan Township is limited between 1851 and 1861 and does not provide an estimate construction date of the stone house.¹⁷ Gavin Lawrie married Eliza Jane Bennett in May 1859. Eliza Bennett, born in May 1842, was the daughter of Stephen and Jane Bennett of Vaughan Township.



Figure No. 3.2
1878 – Lots 10–16, Concession 9
[Source: Illustrated Historical Atlas of York County].

The Census Return (1871) records John and Isabella Lawrie and their 23 year-old daughter Agnes, and son and daughter-in-law, Gavin and Eliza and their children Jane, Margaret, Mary, John, and a labourer lived together in a house on Lot 12, Concession 9. The *Illustrated Historical Atlas of York County* (1878) shows the property is owned by John Lawrie (Lowry), including the farm house in the approximate location of the

¹⁴ Elder Mills Women's Institute., 86-88.

¹⁵ Byers, 117.

¹⁶ Census of Canada, Township of Vaughan, 1861, Agricultural Return, Enumeration Area No. 5, 1.

¹⁷ City of Vaughan Archives, Real Property Values contained in Voters Rolls for 1855, 1859, 1860 and 1863.

existing house and an orchard to the west of the house (*Figure 3.2*). It also shows that Gavin Lawrie owned the 100 acre farm immediately to the south of his fathers' with a farm house on that property. The Census Return (1881) notes Gavin and Eliza Lawrie [Lowery] and five children — Jane, Margaret, Mary, John W., and Annie — lived together in a single household, while 78 year-old John Lawrie [Lowery] resided in another household beside them. John Lawrie died on April 23, 1887, leaving, "...the Homestead on which I now reside (the stone house) being the east ½ of lot 12 con 9," to Gavin, while his wife was to have the use of the frame house occupied by Gavin.¹⁹

The Census Return (1891) reports that 54 year-old farmer Gavin Lawrie, 48 year-old Eliza Lawrie and their children, Mary, John W., and Annie inhabited a two storey stone house with 11 rooms. There was also an uninhabited one and-a-half storey wood house with 5 rooms on the property. Eliza Lawrie died in April 1894. Gavin Lawrie continued to operate the family farm on Lot 12, Concession 9, until 1898, when he gave it to his son, John W. Lawrie (referred to as William Senior). Gavin Lawrie then moved to Weston, Ontario. John William Lawrie was born on June 12, 1875, on the family farmstead. He married Janet Bell on December 21, 1898, in Elders Mills. William and Janet Lawrie had three children – Anne E. (born 1903), William Duncan (born 1906) and Marion Jean (born 1907).

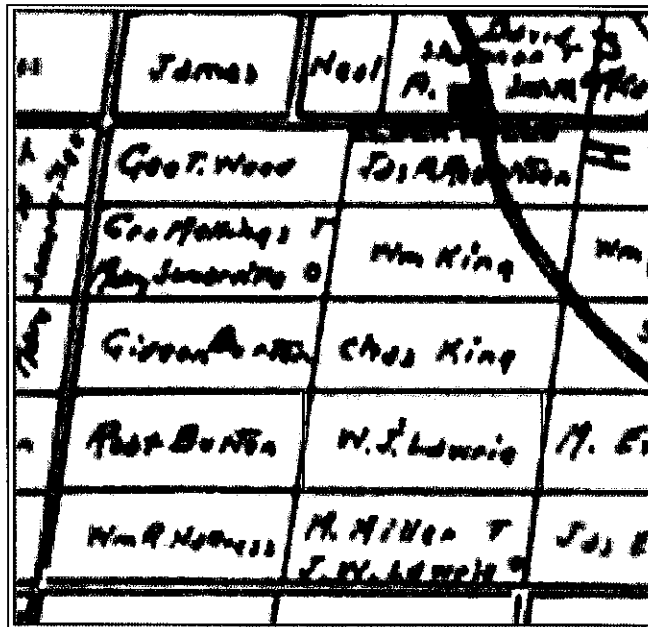


Figure No. 3.3
1917 - Lots 11-16, Concession 9
[Source: Guidal Landowners'
Map of the Township of Vaughan].

In 1900, the Lawrie barn burned down and a community barn raising event was held on the Lawrie farm to rebuild the barn (*Appendix E*). William Lawrie converted the farm to a dairy operation, "...shipping milk to Toronto in 1911... became the main farm enterprise for the next 31 years."²⁰

¹⁹ Land Records, York Region, Lot 12, Concession 9, Vaughan Township Instrument # 4627.

²⁰ Elder Mills Women's Institute, 86-88.

The Census Return (1911) reports William and Janet Lawrie lived with three children, Jean, Annie and William Jr., as well as a farm labourer on the east part of Lot 12, Concession 9. The Guidal Map confirms William John [John William] Lawrie's ownership of the farm in 1917 (**Figure 3.3**). The land to the south, although owned by his father Gavin Lawrie, appears to have been leased to others.

The Census Return (1921) indicates reports William and Janet Lawrie resided with their two children Annie and William. [John] William Lawrie Sr., died on November 3, 1936. His death certificate indicated he died at his home on Lot 12, Concession 9. William Jr. "administered" the farm for another six years, and then, "...went to work in Toronto as a meat inspector with the Federal Government [and] he rented the land [for nine years] 1st to Robert King, then to Mason Fletcher until the farm was sold in 1951 to Grant Chapman. The Lawries moved to Weston and later to Vancouver."²¹

The 1946 aerial photograph shows the farmhouse, together with its tail wing (**Appendix A**). A tree-lined lane extends straight from Highway 27 to the north side of the farmhouse, and there appears to be remnants of an orchard, as shown on the 1878 map, north of the lane. There is a small outbuilding directly north of the farmhouse and a larger one further north from the farmhouse. Based on the size of the latter structure, it may be the frame house referenced in John Lawrie's will and the 1861 census. The barn is northwest of the farmhouse. There is limited evidence on the aerial of the drainage ditch that runs south and west of the farmhouse. The balance of the farm is almost entirely cultivated, except for the creek in the northeast and the small wood lot in the northwest. There are a few isolated trees scattered throughout the farm and a short hedgerow along part of the south property limit. In October 1951, William Lawrie sold the farm to Francis and Eleanor Chapman.²² Photographs of the four generations that operated the Lawrie farm are contained in **Appendix E**.

3.3 1951 – present

The Chapmans owned the property until sometime past 1993. The farmstead landscape shown in the 1960 aerial photograph (**Appendix A**) was similar to the 1946 layout with the following exceptions. The orchard had been removed while the small outbuilding closest to the farmhouse had been enlarged substantially, and an additional structure had been attached to the barn. The balance of the farm remained unchanged except for the removal of all isolated trees on the property.

A 2007 aerial photograph (**Figure 3.4**) shows the changes to the farmstead since 1960. They include the removal of the outbuilding, which may have been the earlier frame house, and the creation of a pond with an associated earth dam along the drainage creek southwest of the house. On the rest of the farm property, the principal change was the development of the high voltage transmission corridor, which began with the sale of land

²¹ Elder Mills Women's Institute, 86-88.

²² Land Records, op. cit., Instrument # 27277.

to Ontario Hydro in 1965.²³ Since the most recent aerial photograph, the Lawrie barn was destroyed by fire burned and demolished with approval from the City of Vaughan. The John Lawrie Farmhouse has been vacated and boarded up since the survey in 2009.

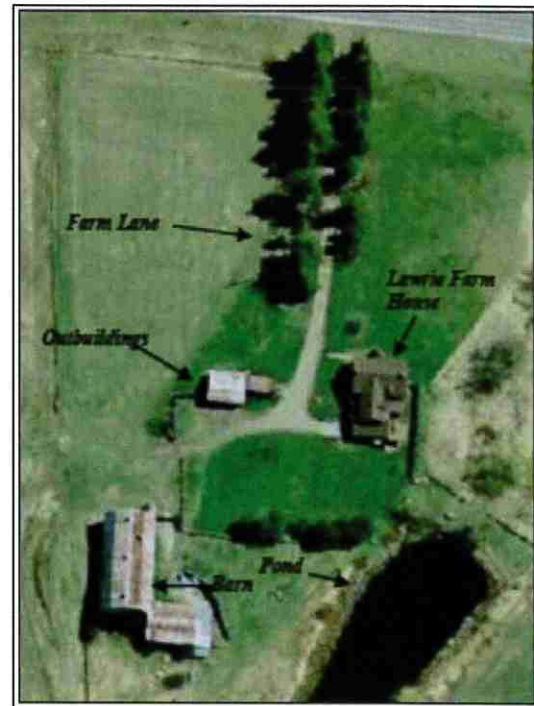


Figure 3.4
Portion of the John Lawrie Farm
[Source: Google Earth, 2007].

4.0 HERITAGE EVALUATION

In November and December 2008, on-site surveys were conducted to identify the heritage value of the built heritage resources and cultural heritage landscapes of the subject site. Project personnel took all photographs during those on-site surveys unless otherwise noted. The built heritage resources were evaluated using the criteria established by 'Ontario Regulation 9/06' under the OHA (*Appendix B*).

4.1 Design/Physical Value

John Lawrie Farmhouse - exterior:

Exterior photographs of the farmhouse are contained in *Appendix C* with number references.

This stone farmhouse is 'T'-shaped in plan (*Figure 4.1*) with the principal or front elevation facing east to Highway 27. The tail wing is off centre, located slightly to the north. The gable roof of the main block has two chimneys on the peak at the north and south ends. There is a small dormer window on the west slope of the roof, south of the tail wing. The gable roof of the tail wing has two gable dormers across from each other. There are additions to the tail wing, one to the rear with a shed roof, and two on either side.

²³ Land Records, op. cit., Instrument # 56909.



Figure 4.1
2008 Aerial View of the John Lawrie Farmhouse
[Source: Microsoft Virtual Earth].

The one and-a-half storey building is constructed of stone rubble that has been dressed and coursed on the main (east) elevation and laid in a random fashion on the other elevations creating a patchwork quilt of colours. The structure rests on a stone rubble foundation. The gable roof is covered with brown asphalt shingles. The brick tail wing is one and-a-half storey high, while the brick shed attached to the rear of the tail wing is one storey. The stucco clad brick chimneys are single stacks with corbelled tops and exposed clay liners. The chimney at the end of the tail wing is no longer extant, although evidence of it appears in the west wall of the tail wing (*Appendix C: Photo 4*).



Figure 4.2
*John Lawrie Farmhouse – 2005 –
East and North Elevations*
[Source: City of Vaughan, Recreation
and Culture Department].



*John Lawrie Farmhouse
– 2005 –East and North
Elevations [Source: City
of Vaughan, Recreation
and Culture
Department].*

The east or principal elevation of the main section contains three bays consisting of a centre door, now within a vestibule, and two large window openings on either side. The window openings contain a central double hung sash flanked by narrower double hung sashes. The central sashes have six over six lights, while the narrower windows are two over two lights (*Figure 4.2*). Each window opening on the principal elevation is surmounted by a flat, finely tooled stone lintel (*Appendix C: Photo 7*), while the window openings have wooden lug sills. The door opening once contained a wooden door with sidelights and a flat transom (*Figure 4.2*). The existing door opening is enclosed within a hip roof, frame vestibule that is clad in clapboard. The corners of the principal elevation have finely tooled and dressed stone quoins. The projecting eaves are boxed with plain soffits, a plain fascia and have metal eavestroughs. A survey bench marker noted “Department of Highways No. 46-70 Ontario” is located on the northeast corner of the residence.

The north and south elevations of the main house contain two window openings on the ground floor and smaller window openings on the upper floor. The upper floor window openings are inset equally from the ends of the wall on both sides of the building. All window openings have stone voussoirs and wooden lug sills (*Appendix C: Photo 10*). The side elevations have roof trim that includes projecting boxed verges, returned eaves, plain soffits and moulded fascias (*Appendix C: Photo 11*). On the south elevation, there is a stone vestibule with a gable roof that protects a basement entrance (*Appendix C: Photo 12*).

The exterior brick of the tail wing is painted. The upper floor of the brick tail wing has segmental window openings in the dormers, which have radiating brick arch voussoirs. The windows have double hung sashes with 2 x 2 lights (*Appendix C: Photo 6*), suggesting the tail wing may be a later addition c1870 to c1890), which may have replaced an earlier wing. On the north elevation of the tail wing, there is an additional window opening in the upper floor under the projecting eaves. On the north elevation, the earlier open veranda (*Appendix C: Photo 4*). It has been removed and replaced by a similar enclosed addition clad in clapboard. It has an entrance opening and a large,

modern 'picture' window. The south elevation of the tail wing has a similar addition (*Appendix C: Photo 5*) with the same cladding and three openings, now boarded up. Attached to the rear of the tail wing is a brick shed. It appears to be covered with red brick with yellow brick trim (quoins and voussoirs). The brick has been painted brown and it has been altered on the north elevation with the insertion of a garage door.

John Lawrie Farmhouse - interior:

Interior photographs are contained in *Appendix C* with number references.

The main stone section of the farmhouse has a central hallway (*Appendix C: Photos 14 & 16*) with a staircase and flanking rooms. The front door, side lights and transom, have been replaced by a relatively modern door and louvered screen placed within the original opening that has its interior and exterior wood trim (*Appendix C: Photo 13*). The vestibule prevents a photograph of the full entrance in a single view.

The ground floor front hall contains a staircase with newel post and spindles, possibly from a later period, c1880 – 1890 (*Appendix C: Photo 15*). The carving on the side of the staircase may date from the construction of the house (*Appendix C: Photo 17*). All doors from the hall to the side rooms have been removed except to the tail wing (*Appendix C: Photo 18*). This six-paneled door, often referred to as a 'cross and bible' door, is typical of the 1850s or earlier. The door closing mechanism is a thumb latch, rather than a box lock typically found in buildings constructed in the later half of the nineteenth century.

A simple baseboard profile is found throughout the ground floor rooms of the main section of the house (*Appendix C: Photo 19*). The top element of the baseboard in the Lawrie House may have been replaced in the side rooms during the recent replastering. In both rooms north and south of the centre hall, the east window is a distinguishing feature (*Figure 4.4*).



Figure 4.4
John Lawrie Farmhouse —
Ground Floor—South Room—
East Window.

This window has three sections – two narrow glazed areas, filled with casement sashes containing four vertical lights, flanking a larger glazed area originally containing two double hung sashes with six over six lights. The interior view of these windows appears to be of storm windows constructed in the style of the original sashes. The original sash appears to be on the exterior. The interior window openings have splayed jambs indicative of the thick stone walls and to increase the flow of light into the rooms.

Other ground floor windows in the south and north rooms contain double hung sashes with six over six lights and splayed jambs. Although there is a fireplace in each room, they have been more recently remodeled (*Appendix C: Photo 20*). Similarly, the chair rails, built-in cabinets next to the fireplaces, and plastering appear to be recent constructions. The door trim in the south and north rooms appear to be original (*Appendix C: Photo 21 & 22*).

There is a basement under the stone section of the house. It is accessed from the centre hall under the staircase (*Appendix C: Photo 16*), or by the exterior entrance on the south side (*Appendix 7, photograph 12*). From the plain door trim of the interior basement access, it would appear this entrance may be a later alteration, with access originally just from the exterior. The stone foundation of the building is visible in the basement (*Appendix C: Photo 24*). The basement floor is concrete (a later addition) and has been partitioned into two spaces by a brick dividing wall that supports a main beam measuring 13-in. x 13-in. The floor joists measure 10-in x 3-in. The north section has parged walls and a drywall ceiling (*Appendix C: Photo 25*), while the south section, which contains the forced air furnace, has exposed stone walls and an exposed ceiling. Stone piers have been constructed against the north and south walls to support the chimneys above (*Appendix C: Photo 23*).

The second floor of the main house contains a centre hall with four flanking bedrooms (*Appendix C: Photos 24 & 27*). The ends of the hall have been partitioned for closets. Three of the four bedrooms have plank doors (*Appendix C: Photo 28*), while one has a six paneled door. All doors have simpler casings than those on the ground floor (*Appendix C: Photo 27*). The baseboards are shorter than those found on the ground floor. Each bedroom has a knee wall and a window with a double hung sash with six over six lights and splayed jambs (*Appendix C: Photos 30 & 31*).

The roof framing revealed in attic is quite simple, with rafters joined at the ridge without a ridge board (*Appendix C: Photo 32*). The roof is sheathed in wide boards.

Much of the ground floor of the tail wing has been modernized for a kitchen and dining area, although the alterations, including a dropped ceiling, drywall finish, new mouldings and doors, have occurred within the original structure (*Appendix C: Photos 35 & 36*). An original window remains within the hallway to the back shed (*Appendix C: Photo 33*).

Similarly, the second floor, which contains two bedrooms, has been modernized, although original windows including sashes and casings (*Appendix C: Photo 34*) and baseboards remain. The second floor of the tail wing, which is accessed by a narrow staircase in the rear of the tail wing kitchen, has no direct access to the second floor of the main structure suggesting the area was sleeping quarters for hired help.

The brick shed attached to the rear of the tail wing is now a garage (*Appendix C: Photo 37*). A large section of the original floor was removed and replaced by a lower concrete floor and an earlier entrance closed in (*Appendix C: Photo 38*), although these alterations have occurred within the original structure. The original chimney of the tail wing is visible in the shed (*Appendix C: Photo 39*).

Farm Outbuildings

There are two associated outbuildings located to the north of the farmhouse (*Figure 4.5*). Additional photographs of the outbuildings are contained in *Appendix D* with number references.

The structures consist of two gable-roofed buildings with metal roof sheathing. The larger of the two structures is also clad in metal siding, while the smaller structure is clad in board siding (*Appendix D: Photos 1-4*). The small structure has had a narrow shed-like addition attached to the south elevation.



Figure 4.5
John Lawrie Farm – Outbuildings
in relation to Farmhouse –
north and east elevations.

The larger structure is built with heavy timbers, metal and board siding and a metal roof with the occasional roof board (*Appendix D: Photo 6*). The timbers are larger than required and appear to have been recycled from an earlier structure. Aerial photographs show that the larger structure was constructed between 1946 and 1960 (*Appendix A*). The north half of the smaller structure is constructed of brick while the south half is of frame construction (*Appendix D: Photo 5*). The original use of the structure could not be determined. Although this structure appears to have existed in 1946, it was not visible in the 1900 photograph (*Appendix E*); this suggests it was constructed sometime after 1900. The 1900 photograph shows a brick structure west of the farmhouse that was no longer

extant in 1946. It is possible that some bricks from the demolition of that structure were recycled to construct part of this structure.

4.2 Historical and Associative Value

The farmhouse is associated with John Lawrie, who was prominent in the township as a councillor on the first Township Council when 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 associated with four generations of the Lawrie family who owned the farm for almost 120 years. The family was of sufficient prominence to be documented in the Tweedsmuir history of the community even through they no longer owned the farm and were not resident in the area.

Local history associates the construction of the farmhouse with Henry Burton, a skilled local stone mason who constructed a number of prominent masonry structures in the community and is reputed to have been involved in the construction of an addition to Osgoode Hall in Toronto. It is possible that Henry Burton both designed and built the Lawrie farmhouse.

The farm outbuildings have very limited historical or associative value with the larger structure and probably were built after ownership of the property by the Lawrie family. The smaller structure was probably constructed of recycled materials from an earlier structure.

4.3 Contextual Value

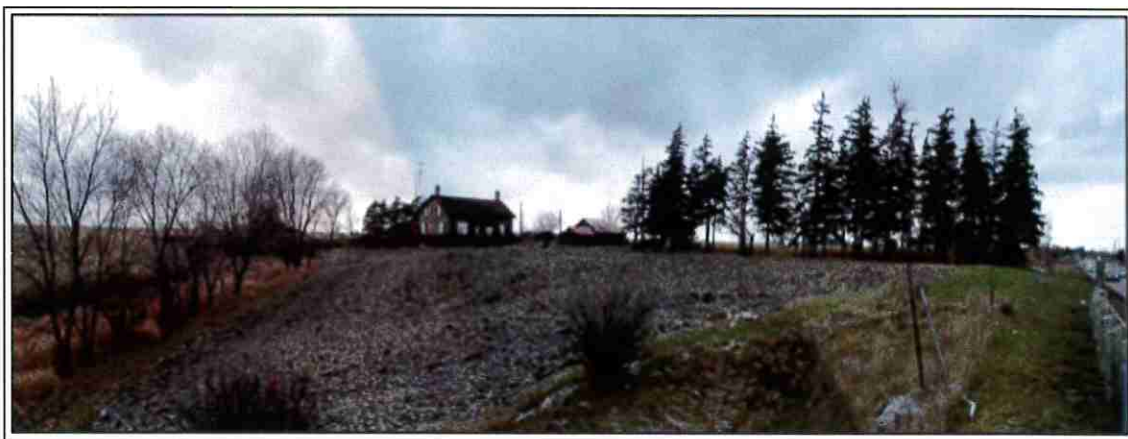


Figure 4.6
John Lawrie Farmhouse from the southeast at Highway 27.

The contextual value of the property arises from its visibility as a landmark from Highway 27 (*Figure 4.6*), set in an agricultural landscape. The contextual value of the

house is reinforced by its long association with a tree-lined laneway that enters the property directly from Highway 27 (**Figures 4.7 and 4.8**). Although the barn has been demolished, the farmstead and the surrounding field patterns remain in the landscape as a visible reminder of the 19th century agricultural development of the area.



*Figure 4.7
View of Farm Lane from the
John Lawrie Farmhouse
west to Highway 27.*



*Figure 4.8
View of Farm Lane
from the John Lawrie
Farmhouse
east to Highway 27.*

There are no other associated landscape elements that contribute to the heritage value of the cultural heritage landscape of the property. There is no distinctive farmyard associated with the property. The orchard that once existed on the property has long since been removed with any remnants disappearing after 1946. There are no prominent hedgerows on the property. The pond southwest of the farmhouse is a recent construction, having been built sometime after 1960.

4.4 Summary of Cultural Heritage Values

The principal built heritage resource of the John Lawrie Farm at No. 8682 Highway 27 is the c1850s stone farmhouse. With its associated cultural heritage landscape feature it has been evaluated using the criteria established by 'Ontario Regulation 9/06' under the OHA. It is presently listed on the City of Vaughan Register of Heritage Properties.

John Lawrie Farmhouse:

The c.1850s John Lawrie Farmhouse is a vernacular building with late Georgian architectural influences. It was built by local stone mason, Henry Burton and displays considerable design value. The original exterior and interior physical/design value of this house has been largely retained despite some alterations including the addition of a front vestibule, removal of the front door and associated lights, enclosure of the north side veranda and conversion of the rear shed to a garage. The symmetry of the late Georgian style is evident on the principal elevation and side elevations of the Lawrie Farmhouse. It is suggested that,

*"Buildings in the Georgian style are characterized by uncluttered designs based on an adherence to conventional rules of symmetry and proportion. House facades are formally arranged with equal balance of parts (doors and windows) on either side of a central motif (the frontispiece or entrance) and accentuated with a select distribution of Classical embellishments ... The resulting balanced harmony outlined with Classical details was in sharp contrast to the older informal and rambling multi-shaped medieval houses of pre-Renaissance England."*²³

Additionally,

*"In Ontario the Georgian style was brought to the Province of Upper Canada late in the Georgian period by the English and by the United Empire Loyalists . However, Georgian symmetry, order and formality remained prominent characteristics of Ontario architecture for many years. The style was so popular, in fact, that mid-nineteenth century houses possessing strong eighteenth century Georgian traits are often labeled Late Georgian, or Georgian Survival."*²⁴

The farmhouse displays a high level of masonry craftsmanship, particularly on the principal elevation, in the treatment of the quoins and lintels, the finish and laying of the stones and the pattern created by the arrangement of the various colours of the granite stones. Henry Burton, who is reputed to have been the mason, was sufficiently skilled to have worked on additions to Osgoode Hall in Toronto.²⁵

²³ John Blumenson, *Ontario Architecture A guide to Styles and Building Terms 1784 to the present* (Fitzhenry & Whiteside. Toronto. 1990) 5

²⁴ Ibid., 5

²⁵ Byers, 117.

On the interior, there is evidence of a high level of craftsmanship in the joinery, especially in all windows, and in particular, in the tripartite design of the windows on the front elevation. Despite the alterations made to the house, important interior elements such as windows, door trim, baseboards and stair carvings remain as does the original room layout in the main section of the building.

The associative heritage values of the Lawrie Farm House were also considered. John Lawrie was prominent in the community in local politics serving on the first municipal council for the Township of Vaughan. He was also prominent in the community church and involved in the construction of a new church. The Lawrie family was associated with this property for almost 120 years. Although the farmhouse is not associated with any architect, the builder Henry Burton exhibited considerable skill in the design and execution of this structure with the principles of symmetry and balance adhered to on the principal and side elevations and the stone work being of the highest quality.

The John Lawrie Farmhouse has contextual value as a visible landmark from Highway 27.

Farm Outbuildings

The larger structure was constructed after the Lawrie ownership of the property, while the smaller structure was probably constructed from recycled building materials sometime after 1900. The buildings have little to no design value and minor contextual value, although they contribute to the viewer's perception of the property as a former farmstead, particularly since the barn is missing.

Cultural Heritage Landscape

The property sits in a rural agricultural setting. The tree-lined drive is the principal landscape element on the property of cultural heritage significance. It has importance relative to the farmhouse. The property was so intensively farmed that few ancillary landscape features, such as hedgerows, were developed or retained. The rear woodlot, which has been bisected by the high voltage transmission corridor, is no long part of the farm property. The pond is a recent feature that has no cultural heritage value associated with the operation of the farm property.

In summary, the John Lawrie Farmhouse including the view to the farmhouse from Highway 27 and the associated tree-lined laneway of No. 8682 Highway 27, meet the criteria for conservation or designation under the OHA.

4.5 Adjacent Heritage Properties

There are no adjacent heritage properties, either currently listed in the City of Vaughan Register of Heritage Properties, or with the potential to be listed in the City's heritage register.

5.0 THE DEVELOPMENT PROPOSAL

The applicant, the Highway 27 Langstaff Limited Partnership, is proposing to develop the 28.88 hectare (71.36 acre) property on the west side of Highway 27, north of Langstaff Road for employment uses, specifically a large warehouse and distribution facility as shown on the site plan contained in Appendix F.

The proposed development is divided into two phases. At full build-out (phases 1 and 2) the development will consist of:

- a warehouse and distribution building with a small office component, having a total gross floor area of approximately 82,000 sq.m;
- approximately 800 transport truck parking spaces;
- approximately 450 passenger car parking spaces for employees and visitors;
- a storm water management pond in the southeast corner adjacent to the existing culvert under Highway 27; and
- a block set aside in the northeast corner for the existing natural heritage area.

The Owner's environmental, engineering and planning consultants have advised that the property slopes downwards towards the southeast corner of the lands, and there is a discharge point for water to a culvert located under Highway 27 at the southeast corner of the property. We are advised that between the combined environmental and engineering design criteria for this stormwater management facility and the wetland / discharge feature, the existing location of the John Lawrie Farmhouse will be within the proposed stormwater management facility - effectively surrounded by water given its location near the south-east corner of the property which is the low point for water discharge to the culvert under Highway 27.

The Owner has been advised that even if the John Lawrie Farmhouse was to be retained in situ, it would be minimized in the landscape by the overwhelming size of the proposed distribution facility, thus creating an inappropriate relationship between the new building and the farmhouse.

Therefore, given the size of the proposed distribution facility, the requirement for a significant amount of associated parking, and the size and location of the required stormwater management facility, the Owner's environmental, engineering and planning consultants have advised that the opportunity to retain the John Lawrie in situ, is precluded by the development constraints.

Therefore, the Owner is proposing to relocate the John Lawrie Farmhouse, potentially to the City's new District Park being developed on lands immediately to the north of the subject property, where the farmhouse could possibly be considered for re-use as a club house or maintenance building for the new District Park. This relocation option requires additional study and consideration. See section 8.1.2 of this report for mitigation recommendations.

see
8.1.2

6.0 HERITAGE POLICIES

6.1 The Planning Act and Provincial Policy Statement (2014)

Section 2 of the *Planning Act* identifies, “*matters of provincial interest, which includes the conservation of significant features of architectural, cultural, historical, archaeological or scientific interest*” (Heritage Resources in the Land Use Planning Process).

Section 3 of the *Planning Act* enables the Province to issue Policy Statements on matters of Provincial Interest. The Provincial Policy Statement (2014) (PPS) issued under the *Planning Act* applies to this proposal. PPS Section 2.6 addresses Cultural Heritage and Archaeology. PPS Policy 2.6.1 state,

“Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

The PPS provides the following definitions to the bolded terms.

Significant means in regard to cultural heritage and archaeology, “...resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.”

Built heritage resources means, “...a building, structure, monument, installations or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.”

Cultural heritage landscape means a defined geographical area that may have been modified by human activities and is identified as having cultural heritage value or interest by a community including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance, and areas recognized by federal or international designation authorities (e.g., a National Historic Site or District designation, or a UNESCO World Heritage Site).

Lastly, *conserved* means, “...the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment.

Mitigative measures and/or alternative development approaches can be included in these plans and assessments.”

The PPS also deals with development adjacent to a protected heritage property in Policy 2.6.3. It states,

“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**.”

Each of the bolded terms has the following definition in the PPS:

Development means, “...the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*”;

Site alteration means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site;

Adjacent lands means, “...for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan”;

Protected heritage property means, “...property designated under Part IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites”;

Heritage attributes means, “...the principal features or elements that contribute to a *protected heritage property*’s cultural heritage value or interest, and many included the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a *protected heritage property*)”; and

Conserved is defined above.

6.2 Ontario Heritage Act (OHA)

Part IV of the OHA enables municipalities to list and to designate properties of cultural value or interest after consultation with its heritage advisory committee, if one is appointed. Section 27 of the OHA, requires the clerk of every municipality to keep a register of properties of cultural heritage value or interest in the municipality. Since 2005, subsection 27.1 of the OHA, allows municipal councils to include on the municipal

register properties of cultural heritage value that have not been designated under the OHA (listed properties) after the council has consulted with its municipal heritage advisory committee.

The Provincial Government has established criteria for determining the cultural heritage value or interest of properties through 'Ontario Regulation 9/06' contained in *Appendix B*. Once a property is designated under the OHA, it may not be altered or demolished without the approval of the municipal council. Once a property is listed under the OHA, any application to demolish a building on a listed property is delayed for 60 days.

6.3 York Region and Vaughan Official Plans and Zoning By-Law

6.3.1 York Region Official Plan

The Official Plan of the Regional Municipality of York was adopted by Regional Council on December 16, 2009, and approved by the Minister with modifications. The Regional Official Plan has been appealed in part to the Ontario Municipal Board (OMB). Parts of the Plan have been approved by the OMB. The consolidated version of the Plan with OMB approvals up to and including February 3, 2014, has been reviewed for this report. Section 3.4 of the Plan provides the following relevant cultural heritage policies:

3. *To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources.*
6. *To require that cultural heritage resources within secondary plan study areas be identified, and any significant resources be conserved.*
14. *To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources and ensure that development and site alteration on adjacent properties will conserve the heritage attributes of that property.*

With respect to Policy 3, the City of Vaughan Official Plan contains policies for the conservation of significant cultural heritage resource.

With respect to Policy 6, the subject property was part of a secondary plan study that, through the City's inventory of heritage resources, identified a heritage resource on the property.

With respect to Policy 14, the City of Vaughan Official Plan has policies dealing with the conservation of heritage resources which are discussed below. In addition, this report considers the impact of the proposed development on adjacent and nearby heritage resources.

In the Regional Plan, the subject property is designated 'Urban Area' as shown on the Regional Structure Map, with the rear portion of the property being within a planned transportation corridor for Highway 427. There are no additional policies in these land use designations regarding the conservation of cultural heritage resources.

6.3.2 City of Vaughan Official Plan

On September 7, 2010, the City of Vaughan adopted a new Official Plan (OP). It was further modified by City Council on September 27, 2011, March 20, 2012, and April 17, 2012. On June 28, 2012, Regional Council approved the new OP. This OP was reviewed to provide policy context for the cultural heritage assessment of the study area. Bolded words are as defined by the OP; relevant definitions are included in this report.

Official Plan (OP) Policies

Chapter 6 of the OP contains Vaughan's Cultural Heritage Policies. Policies relevant to the study area are cited below, with relevant bolded terms defined by the OP.

General OP Policies Requiring the Conservation of Heritage Resources

The OP requires the conservation of heritage resources including those resources that may be part of a development parcel and may be designated or listed in the Heritage Register.

It is the policy of Council:

- 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.*
- 6.1.1.2. *To support an active and engaged approach to heritage **conservation** and interpretation that maximizes awareness and education and encourages innovation in the use and conservation of heritage resources*

Conserve is defined as the identification, protection, use and/or management of cultural heritage and *archaeological resources* in such a way that their heritage values, attributes and integrity are retained.

Development means "the creation of a new lot, a change in land use, or the construction of buildings and structures, any of which require approval under the Planning Act, the Environmental Assessment Act, or the Drainage Act..."

In the OP the City has recognized the criteria issued under Provincial regulation for evaluating heritage 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 6.2.1.6 will be considered to possess cultural heritage value.*
- 6.2.2.2 *That if development is proposed on any property listed in the Heritage register, that the property, or portions of the property, may be considered for heritage designation or entering into a heritage easement agreement to secure conservation of significant heritage resources.*

Cultural Heritage Impact Assessments – Scope and Application

During development of a property, the Vaughan OP requires that a Cultural Heritage Impact Assessment be undertaken for properties containing a heritage resource even if the property is not designated under *the Ontario Heritage Act*. The scope and review of such Assessments are specified in the OP.

- 6.2.3.1. *That when development is proposed on a property that is not designated under the Ontario Heritage Act but is listed on the **Heritage Register**, recognized as a **Cultural Heritage Character Area** or identified as having potential cultural heritage value, the applicant shall submit a **Cultural Heritage Impact Assessment** when:*
- a. the proposal requires an Official Plan amendment, a zoning by-law amendment, a plan of subdivision, a plan of condominium, a minor variance or a site plan application;*
 - b. the proposal involves the demolition of a building or the removal of a building or part thereof or a heritage landscape feature; or,*
 - c. there is potential for adverse impact to a cultural heritage resource from the proposed development activities.*

Cultural Heritage Impact Assessments are defined in the OP as:

A document prepared by a qualified professional with appropriate expertise comprising text and graphic material including plans, drawings and photographs that contains the results of historical research, field work, survey, and analysis, and descriptions of cultural heritage resources together with a description of the process and procedures in deriving potential effects and mitigation measures.

The document shall include:

- a. a description of the cultural heritage values of the property;*
- b. contextual information, including any adjacent heritage properties;*
- c. the current condition and use of all constituent features;*
- d. relevant planning and land use considerations;*
- e. a description of the proposed development and potential impacts, both adverse and beneficial, on the cultural heritage values;*
- f. alternative strategies to mitigate adverse impacts; and*
- g. recommendations to conserve the cultural heritage values.*

Section 6.2.4 further defines the preparation, use and review of **Cultural Heritage Impact Assessments**.

- 6.2.4.1. *That **Cultural Heritage Impact Assessments** shall be prepared by a professional with expertise in cultural heritage resources and in accordance with the requirements of this Plan, and that:*
 - a. the assessment must demonstrate whether the heritage values and of cultural heritage resources, as identified by the City, are being retained, improved, adversely impacted or lost by the proposed development;*
 - b. the assessment may not substitute alternate heritage values or character for those that have been approved or endorsed by the City; and,*
 - c. where there is no designation by-law, approved heritage character statement or approved conservation plan, the assessment must document, to the City's satisfaction, the cultural heritage values of the property.*
- 6.2.4.2. *That **Cultural Heritage Impact Assessments** are subject to City review. In review of **Cultural Heritage Impact Assessments**, the City:*
 - a. will be guided by Good Heritage Conservation Practices and heritage **conservation** principles as identified in policy 6.2.2.6 of this Plan, by priorities for on-site retention as identified in policy 6.2.2.7 of this Plan, and by any other relevant policies of this Plan; and,*
 - b. may impose conditions of approval to secure the long-term **conservation** of the resource.*

Should a Cultural Heritage Impact Assessment be submitted to the City and the proposed development subsequently changes, the City may require the resubmission of a revised assessment.

- 6.2.4.3 *That if a development proposal substantially changes in scope and/or design from that described in the Cultural heritage impact assessment, the City may require that the applicant submit additional*

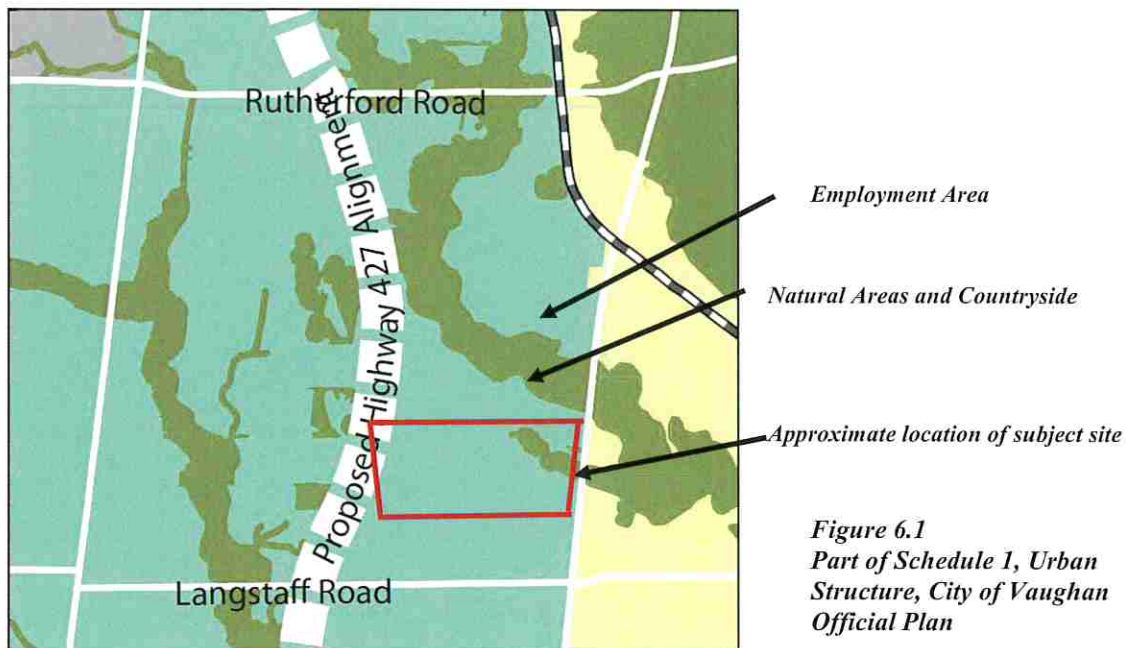


Figure 6.1
Part of Schedule 1, Urban
Structure, City of Vaughan
Official Plan

In the OP, the site is within a secondary plan area to be approved – the West Vaughan Employment Area. This secondary plan was approved in an oral decision by the Ontario Municipal Board on February 12, 2014. The West Vaughan Employment Area Secondary Plan provides more detail than the Vaughan OP including land uses, transportation, environment, built form and urban design. This secondary plan supports the heritage policies of the Vaughan OP:

As a result of its agricultural history, this area of Vaughan contains a number of cultural heritage resources that should be recognized and conserved, including resources designated under the Ontario Heritage Act and also resources listed on the City's Heritage Register. Existing structures should be retained on a site, and opportunities for adaptive reuse explored. Existing cultural and built heritage features and landscapes should be conserved and integrated within the overall design strategy and structure of any area development. (Draft West Vaughan Employment Area Secondary Plan)

One policy in this secondary plan has relevance to heritage conservation on the subject site.

- 2.6.6. *That prior to the final approval of any Block Plan, Site Plan or Plan of Subdivision, and in addition to any requirements identified in Chapter 10 of Volume 1 of the Official Plan the following shall be prepared to the satisfaction of the City of Vaughan, and York Region, where appropriate:*
- b. a heritage conservation plan if the site contains heritage resources.*

The subject site is currently zoned Agriculture. There are heritage policies for this zoning category that would apply to the subject property.

6.4 Municipal Heritage Status of the Subject and Adjacent Properties

The John Lawrie Farm property at No. 8682 Highway 27 on the east half of Lot 12, Concession 9, is listed in the City of Vaughan Register of Heritage Properties in accordance with the OHA. The property is currently **not** designated by the municipality under the OHA. There are no adjacent properties currently listed in the City's Register or designated under the OHA.

7.0 HERITAGE RESOURCE MANAGEMENT

7.1 Introduction

A proposed development should not adversely affect cultural heritage resources and intervention should be managed in such a way that its impact is sympathetic with the value of the resources and that it minimizes or avoids an adverse effect to a cultural heritage resource. When the nature of the undertaking is such that adverse impacts are unavoidable it may be necessary to implement management or mitigation strategies that alleviate the deleterious effects to cultural heritage resources. Mitigation measures lessen or negate anticipated adverse impacts to cultural heritage resources. These measures may include such actions as avoidance, monitoring, protection, relocation documentation, salvage, remedial landscaping, etc., and may be a temporary or permanent action.

The principal heritage philosophy for the protection of cultural heritage resources is retention *in situ*. The protection of built heritage resources is to preserve *in situ* the structures and their material integrity to the maximum extent possible, consistent with public safety. The following heritage conservation options, listed in descending order of preference, should be considered within the context of the project,

- Retention of the existing built heritage resource *in situ*.
- Relocation of the existing built heritage resource in a new location on its current site.
- Relocation of the existing built heritage resource to an appropriate new site nearby in its municipality, preferably in the vicinity of the existing site to preserve its historical value.
- Salvage of elements of the built heritage resource for incorporation into other structures.
- Full recording and documentation of the built heritage resource and its associated cultural heritage landscape if the structure is to be demolished.

When the nature of the site alteration is such that adverse impacts are unavoidable, it may be necessary to implement the management of mitigation strategies that alleviate the

deleterious effects to the cultural heritage resource. Mitigation measures lessen or negate anticipated adverse impacts to cultural heritage resources.

Mitigation strategies identified within the *Ontario Heritage Tool Kit* may include, but are not limited to:

- alternative development approaches;
- isolating development and site alteration from significant built and natural features and vistas;
- design guideline that harmonize mass, setback, setting and materials;
- limiting height and density;
- allowing only compatible infill and additions; and
- reversible alterations.

7.2 Heritage Resource Management Options

The owner of a parcel of land on the west side of Highway 27 between Langstaff and Rutherford Roads in the City of Vaughan intends to develop the lands for employment uses. The cultural heritage significance of the subject site located at the municipal address of No. 8682 Highway 27 has been evaluated and the following built heritage resources and landscape elements were found to be of heritage interest and/or value:

- John Lawrie Farmhouse, a c1850s stone farmhouse; and
- Landscape features associated with the Lawrie House being a view the farmhouse from Highway 27 and the tree-lined laneway.

The John Lawrie property located at No. 8682 Highway 7 is listed on the City of Vaughan Register of Heritage Properties and is considered to be worthy of designation under the OHA.

There are no built heritage resources or cultural heritage landscapes adjacent to the subject site.

Options for the heritage resource and associated cultural landscape elements were considered.

John Lawrie Farmhouse:

Retention in-situ:

This option involves conserving the full structure in its current location and carefully adapting it to modern use. Full retention could involve additions to the structure to increase the feasibility of readapting it, provided the additions, which would normally be located to the rear of the structure, do not diminish the heritage value of the heritage resource. The design and associative values of the farmhouse warrant its conservation in its current location.

Part of a building, such as a façade or foundation, may be retained in-situ while removing the balance of the structure. For the Lawrie Farmhouse, this could involve retaining the stone section while demolishing the tail wing and/or shed. Arguments used to justify such partial demolitions include:

- the section of the building is not part of the character defining heritage features of the structure; or
- the section of the building has been altered so extensively that the original structure and associated heritage fabric are no longer discernable; or
- the section of the building is a recent addition that has a weak association with the historical development of the property.

With respect to the John Lawrie Farmhouse, the tail wing and brick shed have been part of the structure since at least 1900 (*Figure 4.2*), and are considered to be part of the character defining heritage features of the building. Despite the interior alterations and enclosure of the veranda the structure is still discernable, and beyond the basic structure and roof-line, there is heritage fabric left that includes windows, their casings and baseboards. Furthermore, residential buildings of this era and scale usually had a tail wing that contained a kitchen, pantries and woodshed that may have included a cistern and a well.

Relocation:

Relocation involves moving the structure either to a different location on the same property or to a near by site. It may be possible to move a stone structure such as the Lawrie House. In the Lawrie House, the walls above grade are an extension of the foundation. Separation of the house above grade could result in the loss of parts of the structure if a sill for moving the structure cannot be inserted between the foundation and the rest of the house.

In addition to the challenges of moving stone structures, the relocation of a structure from its original site diminishes its heritage value. The original foundation is lost by moving. This foundation is part of the fabric of the house and appears quite sound. Moving the structure from the property would diminish its association with the Lawrie family who farmed the property for almost 120 years.

Demolition, salvage and documentation

Demolition involves the complete removal of the structure usually following its documentation. The documentation provides a record of the existence of the heritage resource. Sometimes parts of the structure or individual elements are salvaged for incorporation in new structure or reconstruction work on other heritage structures.

Farm Outbuildings:

The two remaining out buildings located north of the John Lawrie Farmhouse may be demolished since they appear to be newer buildings that were constructed from salvaged portions of other buildings. In fact, the larger structure appears to have been constructed after the Lawrie family had left the property. Retention of these structures would not contribute to our understanding of the operation of this property during the Lawrie's ownership of the farm during the nineteenth century.

Landscape Features:



Figure 7.1: Option for the Conservation of Landscape Features.
[Google Earth 2007].

There are no heritage landscape features that merit conservation. However, two attributes have been identified that have merit in relation to the Lawrie Farm House. The tree-lined laneway, which leads directly to the House from Highway 27, is an important and long standing visual feature (***Figures 4.7 and 4.8***). The other landscape feature is the unobstructed view of the House from various points along Highway 27 (***Figure 4.7***) resulting in the farmhouse being considered to be landmark for those travelling on Highway 27. Removal of these features will diminish the cultural heritage landscape value.

Therefore, it is recommended as part of the mitigation for the retained or relocated House that an unobstructed view of the John Lawrie Farmhouse be maintained from at least one

section of the Highway 27 frontage; and a tree-line entrance lane or roadway be maintained or developed to the area between the House and Highway 27. Figure 7.1 shows a view cone of land in front of the John Lawrie Farmhouse would remain undeveloped, possibly as an open space area, with the laneway being a remnant feature that no longer provides vehicle access to the property. Other options are possible including providing an unobstructed view cone along an undeveloped section of the drainage ditch southeast of the House and constructing a new tree-lined entrance road to the property parallel and close to the existing lane, with the existing lane being removed. While removing the existing laneway and trees and substituting a new tree line road is not the optimum heritage option, there may be reasons why the existing lane cannot be maintained. This alternative would create a new landscape feature that replicated some sense of the existing tree line and laneway.

8.0 MITIGATION RECOMMENDATIONS

Based on the heritage resource management options discussed in Section 7.0, a review of City and Provincial heritage policies and research into the history of the heritage resources that potentially could be affected by development of the property, the following mitigation recommendations will be considered in order to conserve the heritage resources and their attributes in manner that is consistent with those policies and generally accepted best heritage conservation practice.

8.1 John Lawrie Farmhouse

8.1.1 Retention In-situ

It is recommended that the municipality should protect the structure under the OHA if this option is selected.

The John Lawrie Farmhouse should be considered for retention in-situ on Lot 12, Concession 9, if feasible. The original property is of sufficient size that the new development may be designed to fit around the John Lawrie Farmhouse in its existing location..

The following actions should be implemented.

1. The owner(s) continue to secure the building against vandalism and inspect it on a regular basis to ensure that the building remains secure.
2. The owner(s) develop a plan for the property satisfactory to the City of Vaughan that provides for the full retention of the John Lawrie Farmhouse, including the tail wing and rear shed, in its existing location. The plan must:
 - a. Provide for an appropriate setback and massing of new buildings and structures adjacent to the John Lawrie House; and

- b. Maintain or reconstruct landscape features as set out in recommendation 7 below.
3. Prior to rezoning of the property, the owner prepare a heritage conservation strategy for the John Lawrie Farmhouse conducted by a qualified built heritage consultant to the satisfaction of the City of Vaughan. This strategy must retain and enhance the character defining exterior and interior heritage features of this structure in an appropriate landscaped setting that buffers the House from the new development.

These recommendations seek to secure the John Lawrie Farmhouse against vandalism, ensure that the farmhouse is conserved on its existing site; that new development adjacent to the House is of an appropriate scale and massing that does not overwhelm or diminish the heritage values of the farmhouse; that the landscape features identified in this report are integrated into proposed development plan; that there is a strategy for the retention of the John Lawrie Farmhouse that conserves, and where possible, restores, rehabilitates or reconstructs heritage features of the structure and that the visual impact of the loss of its rural setting is mitigated.

4. As a condition of subdivision approval, the owner commit to implementing the John Lawrie Farmhouse Conservation Plan and Strategy.

8.1.2 Relocation

It is recommended that the municipality should protect the John Lawrie Farmhouse under Part IV of the OHA if this option is selected.

The relocation of the existing John Lawrie residence to an appropriate new site nearby:

1. The proposed site plan for the proposed development does not offer a sympathetic adaptive reuse opportunity to relocate the building on site for a successful residential or commercial use. If the relocation option off-site of the John Lawrie Farmhouse is considered an acceptable preservation option based on the proposed development plan for a large warehouse and distribution facility, then as a condition of subdivision approval, the owner shall commit to implementing the John Lawrie Farmhouse Conservation Plan and Strategy.
2. A cultural heritage documentation report should be prepared prior to removal containing floor plans, a photo key plan and a description of the existing architectural attributes and condition.
3. A Heritage Conservation Structural Engineer with membership in the Canadian Association of Heritage Professionals (CAHP) with experience in historic buildings should assess the building prior to relocation to determine and identify existing and potential structural issues.
4. The entire building should be moved if the action is supported by the Heritage Structural Engineer's report and in discussion with the City of Vaughan.

8.2 Farm Outbuildings

1. The owner(s) must be permitted to demolish the two farm outbuildings north of the John Lawrie Farmhouse.

8.3 Cultural Landscape Features

The following mitigation recommendations are to be considered if the John Lawrie Farmhouse is retained in-situ or relocated on-site.

1. The owner develop mitigation options satisfactory to the City of Vaughan that preserve or recreate the landscape features identified in this report by either:
 - a. Retaining the existing tree-lined laneway between the House and Highway 27 as a remnant landscape feature that no longer provides vehicle access to the property; or
 - b. Create a new tree line roadway providing vehicle access to the property in a location near to and parallel to the existing farm lane, such as a parking lot, and that provides for an unobstructed view of the House from a section of Highway 27.

This recommendation, together with Recommendation No. 2, seeks to mitigate the visual impact of the loss of the rural setting, while preserving an important landscape feature and view of the House..

8.4 Interpretation

Prior to subdivision approval, the owner will prepare an interpretation strategy that explains the history of the site and the House and the contribution of the Lawrie family to the community satisfactory to the City of Vaughan.

As a condition of subdivision approval, the owner(s) commit to implement the heritage interpretation strategy.

8.5 Adjacent and Nearby Heritage Properties

As there are no protected heritage resources adjacent to the subject property, no recommendations are provided.

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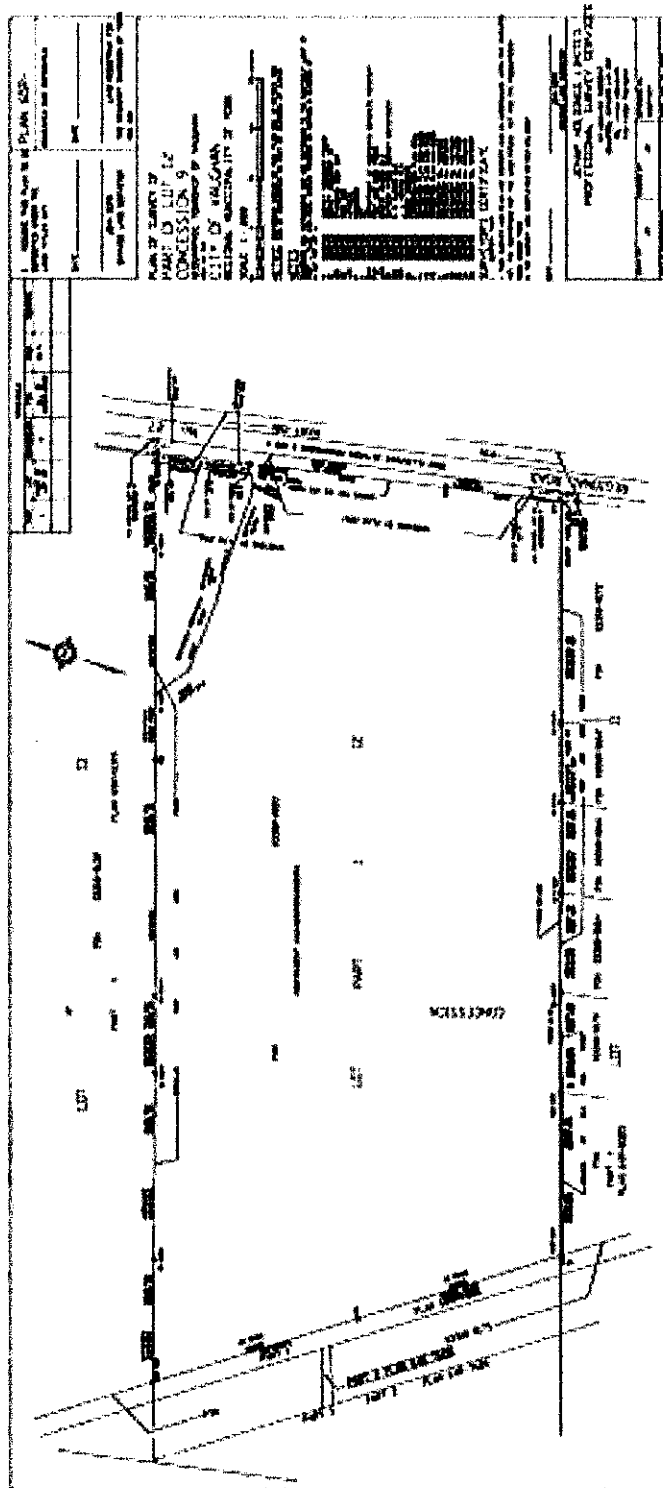
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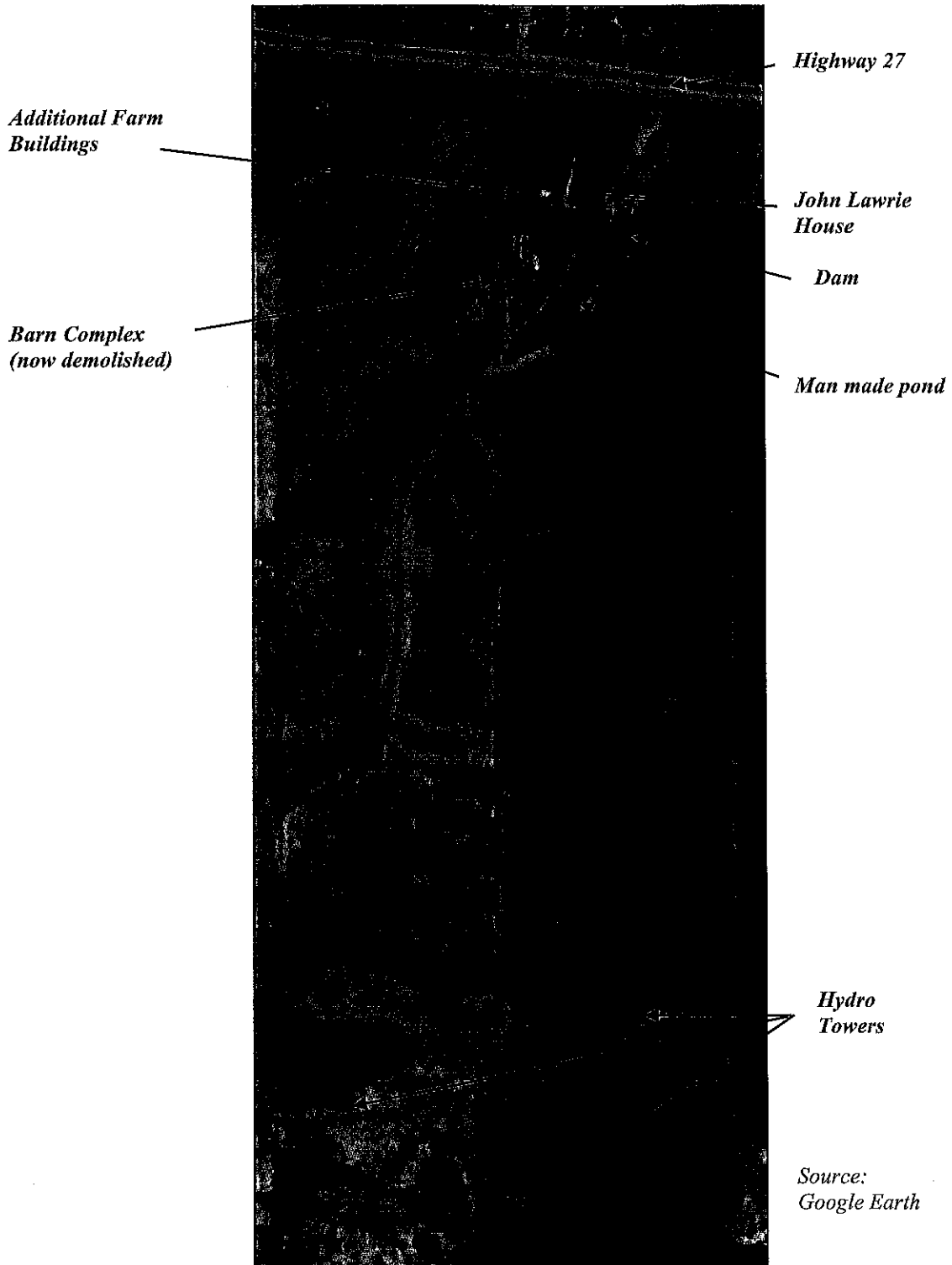
**APPENDIX A:
Property Survey and
Aerial Photographs**

Property Survey

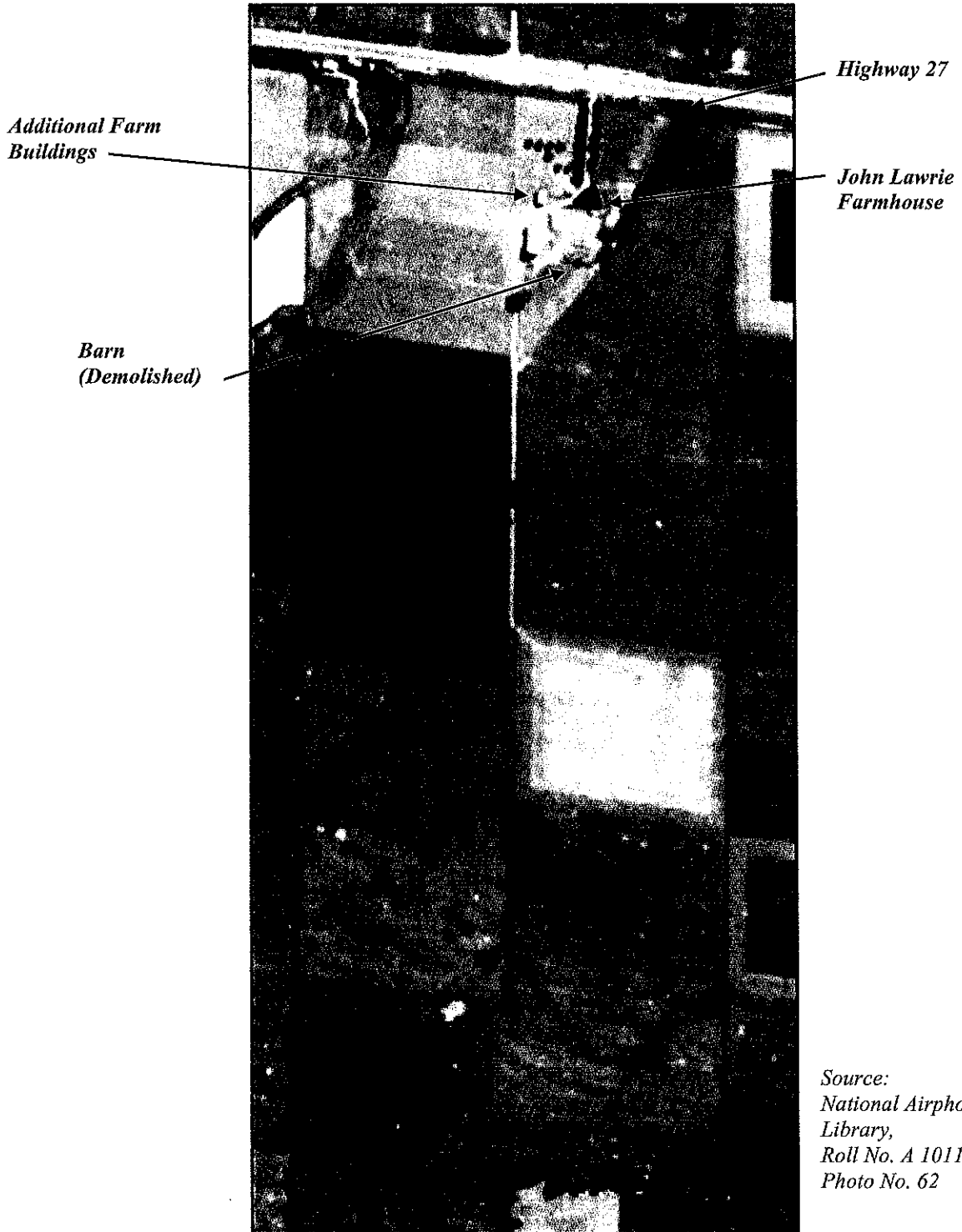


Source:
Jemap Holdings Ltd,
Professional Survey
Services,
August 6, 2007.

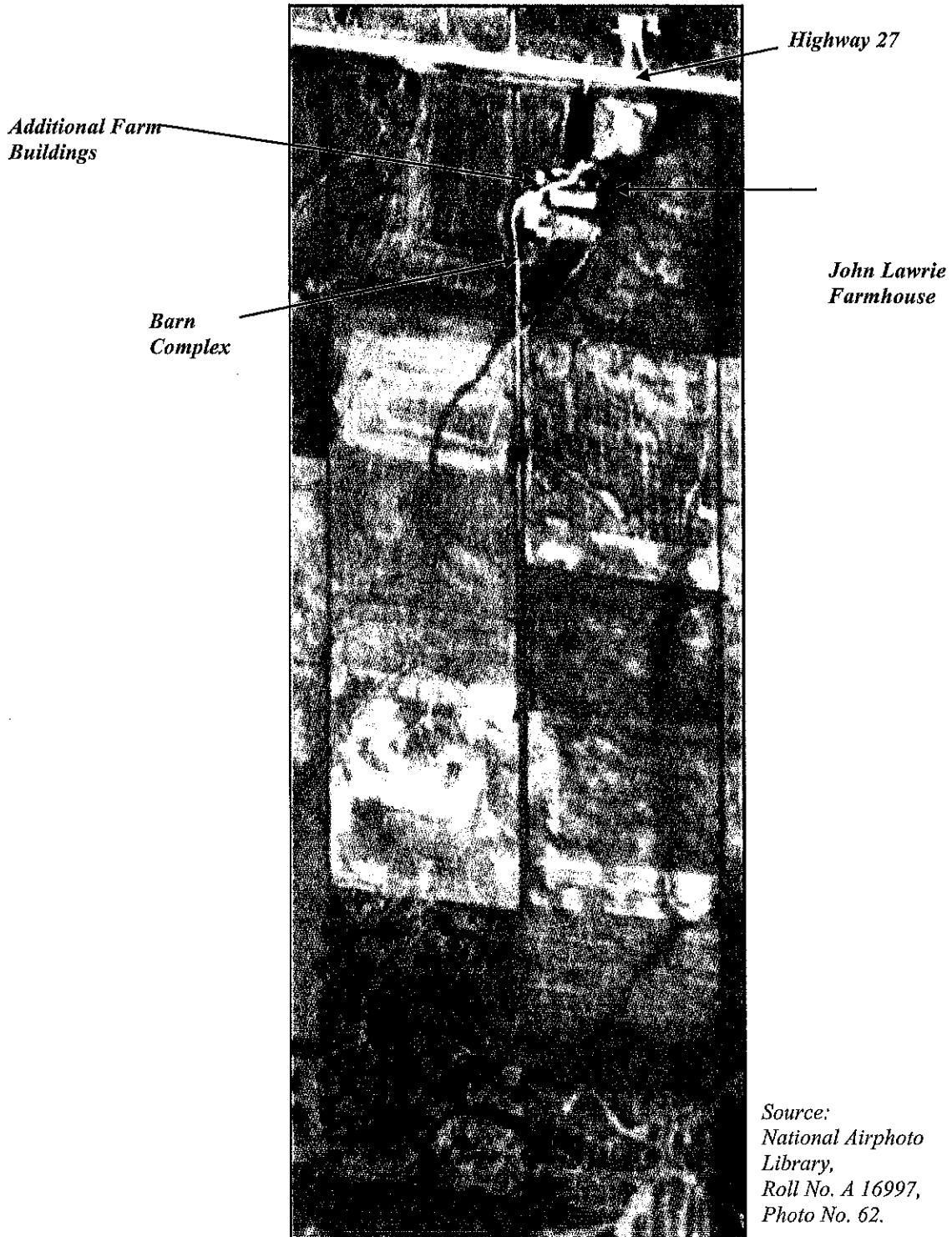
**2007 Aerial Photograph
East Part Lot 12, Concession 9, City of Vaughan**



**1946 Aerial Photograph
East Part Lot 12, Concession 9, City of Vaughan**



**1960 Aerial Photograph
East Part Lot 12, Concession 9, City of Vaughan**



**APPENDIX B:
Abstract Index,
OHA and Ontario Regulation 9/06**

Selections from the Abstract Index to Deeds and Mortgages
 East Part Lot 12, Concession 9, City of Vaughan

Page 1	Municipality	Vaughan Township	Lot 12	Concession 9			
No. of Instrument	Instrument	Date of Instrument	Date of Registration	Grantor	Grantee	Consideration	Remarks
	Patent		4.9.1800	Crown	Richard Gamble		200 ac
10882	B&S	18.6.1834	1.7.1834	Richard Gamble	George Hison et al		W 1/2 100 ac.
10883	B&S	18.6.1834	1.7.1834	Richard Gamble	John Laune		E 1/2 100 ac.
4527	Will	5.1887	19.5.1887	John Laune	Gavin Laune		pt 100 & E 1/2
4693	Quit Claim	24.10.1887	31.10.1887	Isabella Laune	Gavin Laune	\$	E 1/2 100 ac.
6581	Grant	25.2.1888	18.2.1888	Gavin Laune	John W. Laune	\$	E 1/2 100 ac. Subject to annuity
10883	Quit Claim	4.12.1916	14.12.1916	Margaret Thomson	John Wm. Laune	\$ prem	E 1/2
2857	Plan	8.1937	6.10.1937	Dept. of Highways, Ontario			pt 1.158 ac incl
2918	Plan	1.1939	4.2.1939	Dept. of Highways, Ontario			0.214 ac incl
18171	Grant	14.3.1939	31.5.1939	Wm D. Laune Admr John W. Laune	Wm. D. Laune	\$1. etc	E 1/2 100 ac. S to conds
28340	Quit Claim	20.9.1950	15.1.1951	Manson J Harper & Annie E. Fuller (formerly Laune)	Wm. D. Laune	\$1. etc	E 1/2 100 ac
27275	Quit Claim	1.10.1951	5.10.1951	Jarret Laune	Wm. D. Laune	\$	E 1/2 100 ac
27277	Grant	1.10.1951	5.10.1951	Wm D. Laune & Gwendoline M. his wife	Francis R. Chapman & Eleanor his wife	\$5001 etc	E 1/2 con 100 ac except they plans 2857 and 2916
58909	Grant	10.5.1965	27.1.1966	Eleanor Chapman	Hydro-Electric Power Commission of Ontario	\$	7.122 pt 5.935 ac
84610	Grant	12.6.1969	18.6.1969	Eleanor Chapman	Gary B. McKinnon & Mary J. McKinnon as ft	\$	315.000 pt 86.254 ac (pt 1) & 9.901 ac (pt 2)
80935	Expropriation	9.1.1978	17.3.1978	Ontario Hydro			basement over 64610 1.928 ac (pt 1) & 6.396 (pt 2)

Ontario Heritage Act 'Ontario Regulation 9/06'

REGISTRAR OF REGULATIONS	
Filed as O. Reg.	9/06
On	JAN 25 2006
Proposed source law publication dates:	
O-LWS	Jan. 27/06
Ontario Gazette	Feb. 11/06

Bilingual

CONFIDENTIAL
Until filed with the
Registrar of Regulations

reg2005.0571.e
3-CS/CO

ONTARIO REGULATION

made under the

ONTARIO HERITAGE ACT

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

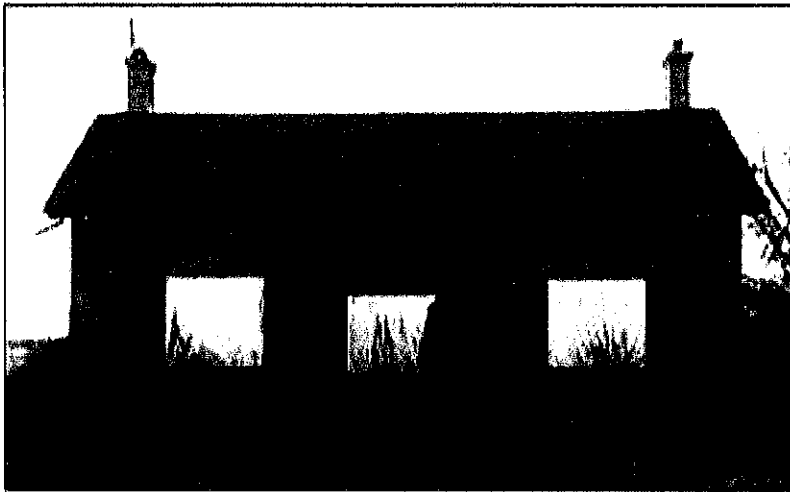
Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.
- (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
 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 or 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.

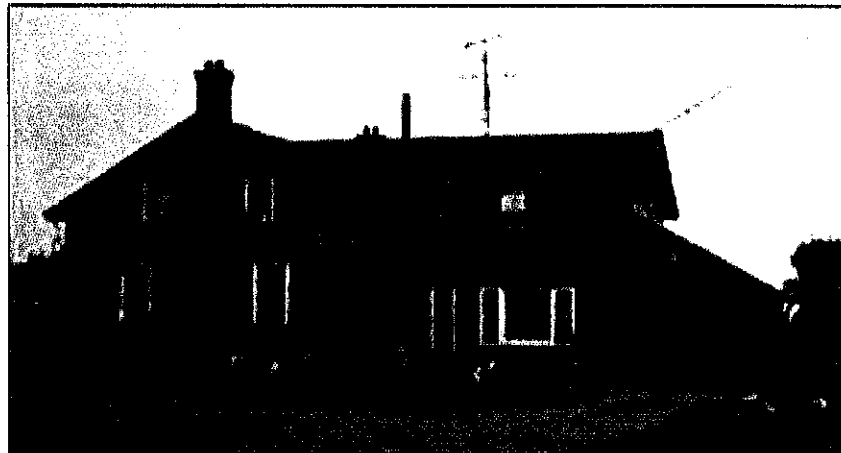
Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before ***insert the date of the day before the regulation is filed with the Registrar of Regulations***. Jan. 24/06

**APPENDIX C:
Photographs
John Lawrie
Farmhouse**



*Photograph No. 1
East Elevation.*



*Photograph No. 2
North Elevation - 2005
[Source: City of Vaughan,
Culture Department,
Property File].*



*Photograph 3
South Elevation.*



*Photograph No. 4
North & West
Elevations.*



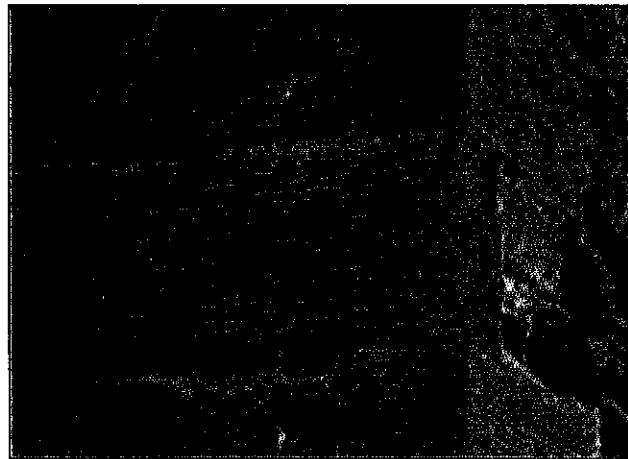
*Photograph No. 5
South & West
Elevations*



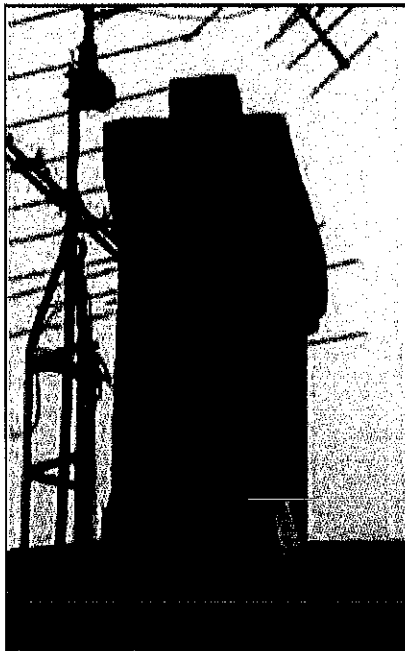
*Photograph No. 6
South Elevation.*



*Photograph No. 7
Detail of Stone Work,
East Elevation.*



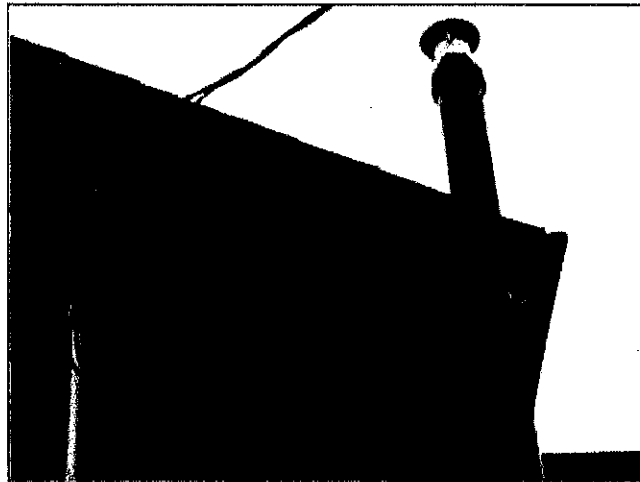
*Photograph No. 8
Detail of Corner Stones,
East Elevation.*



*Photograph No. 9
South Chimney,
East & North Elevations*



*Photograph No. 10
Typical Window Opening,
Side Elevations.*



*Photograph No. 11
Verge & Returned Eave,
North Elevation.*



*Photograph No. 12
Basement Entrance Vestibule
South Elevation.*



*Photograph No. 13
Front Entrance, within Vestibule.*



*Photograph No. 14
Ground Floor - Centre Hall looking west
(to the rear of the building).*



*Photograph No. 15
Newell Post.*

*Photograph No. 16
Ground Floor - Centre Hall
looking east (to the front door).*



*Photograph No. 17
Carving on side of stairs.*

*Photograph No. 18
Ground Floor Centre Hall, rear door
(to the tail wing).*

*Photograph No. 19
Ground Floor South Room, detail of baseboards,*





*Photograph No. 20
Ground Floor, South Room –
South Wall.*



*Photograph No. 21
Ground Floor, South Room –
West Door to Hall.*



*Photograph No. 22
Ground Floor, South Room –
West Door to Hall, Moulding Detail.*



*Photograph No. 23
Basement – South Room
looking east*



*Photograph No. 24
Basement – South Room
chimney pier on south wall.*



*Photograph 25
Basement-North
Room*



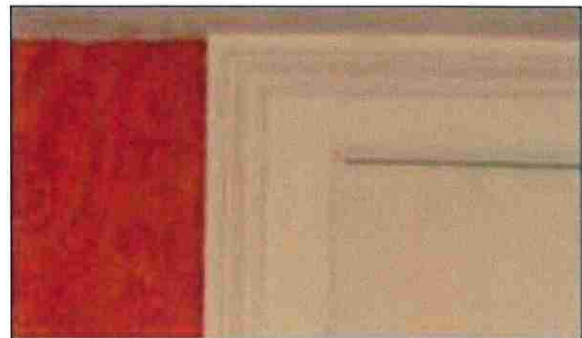
Photograph No. 26
2nd Floor Hall looking east.



Photograph No. 27
2nd Floor Hall looking west.



Photograph No. 28
2nd Floor – typical board door.



Photograph No. 29
2nd Floor – typical door casing.



Photograph No. 30
2nd Floor – typical bedroom.



Photograph No. 31
2nd Floor – typical window.



Photograph No. 33
Tail wing – ground floor
south elevation – original window.



Photograph No. 32
Attic framing.



*Photograph No. 34
Tail wing – 2nd floor north elevation – window.*

*Photograph No. 35
Tail wing – ground floor kitchen –
east wall (looking towards main
structure).*

*Door to centre hall
of main structure*



*Photograph No. 36
Tail wing – ground floor kitchen – west wall (looking towards shed).*

*Stairs to 2nd Floor
of tail wing.*



*Photograph No. 37
Shed facing south with
tail wing wall on left.*

*Photograph No. 38
Shed facing tail wing wall showing chimneystack*



*Photograph No. 39
Shed facing tail wing wall near
garage door showing
bricked in opening.*



**APPENDIX D:
Photographs
Outbuildings**

*Photograph No. 1
Outbuildings – west
and south elevations*



*Photograph No. 2
Outbuildings – east and south
elevations.*

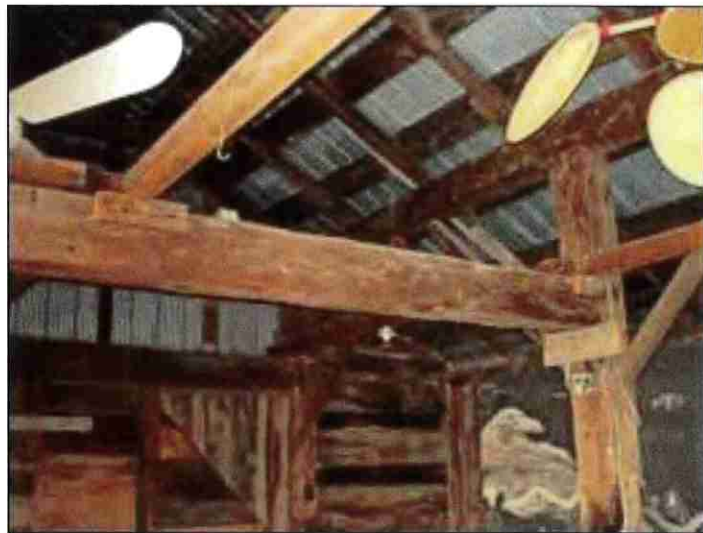
*Photograph No. 3
Outbuildings – south elevation.*



*Photograph No. 4
Outbuildings – north elevation.*

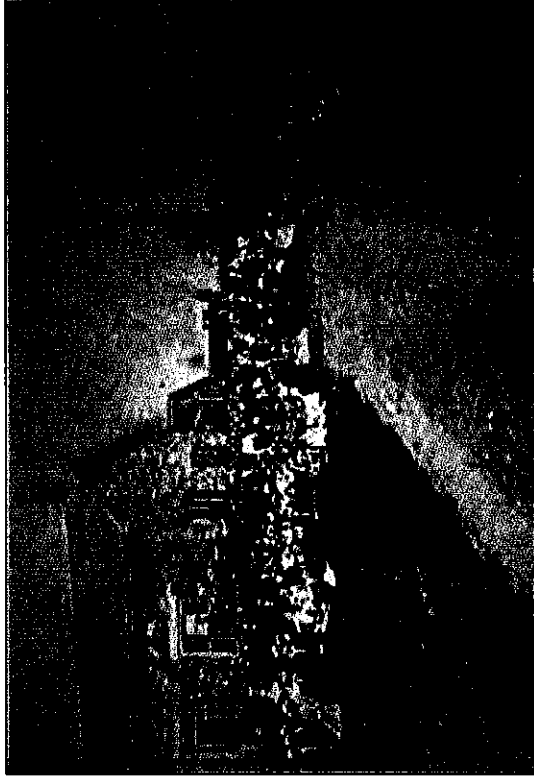


*Photograph No. 5
Outbuildings – smaller structure –
interior.*

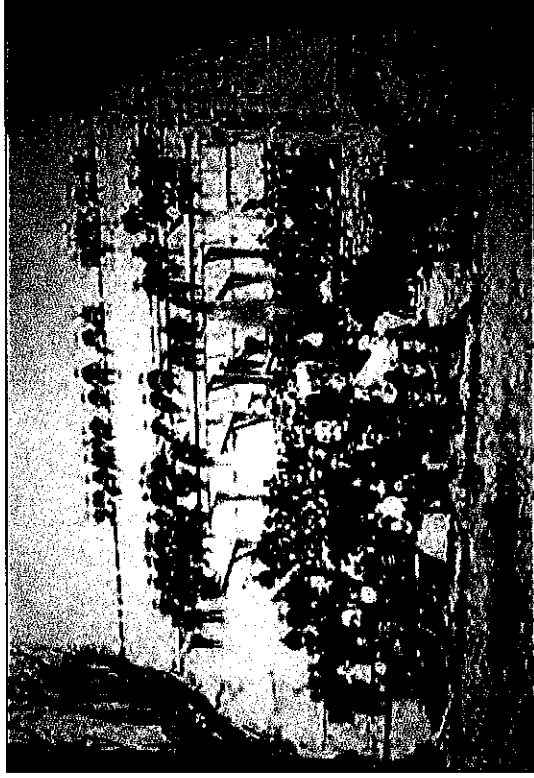


*Photograph No. 6
Outbuildings – larger structure –
Interior.*

**APPENDIX E:
Historical Photographs**



*Lawrie Farm - 1900 - Participants in the Barn Raising
[Source: Elder Mills Women's Institute, Tweedsmuir History].*



William Lawrie Barn Raising - 1900



*Four Generations of Lawries that farmed Lot 12, Concession 9
John & Isabel (left), Gavin & Eliza (middle left), William Jr. &
Gwendoline (Middle right), William Sr. & Janet (right).
[Source: Elder Mills Women's Institute, Tweedsmuir History].*

**APPENDIX F:
Site Layout Plan
May 2014**

