



**AMENDMENT TO CULTURAL HERITAGE IMPACT ASSESSMENT REPORT (CHIA)
FOR No. 8682 HIGHWAY 27 (RR 27) LOT 12, CONCESSION 9
CITY OF VAUGHAN, ONTARIO**

1. Purpose:

Highway 27 Langstaff Limited Partnership, the owner of the property located at 8682 Highway 27, City of Vaughan, has revised its development plan for the site. This report amends the Cultural Heritage Impact Assessment (CHIA) prepared by Unterman McPhail Associates and Wayne Morgan, Heritage Planner, for 8682 Highway 27 in May 2014. This report assesses the impact of the revised plan on the cultural heritage resource identified as the John Lawrie Farmhouse and makes recommendations for its conservation.

2. Background:

The CHIA (2014) identified the house on the subject property as a cultural heritage resource worthy of retention and conservation because of its design, historical/associative and contextual values. The heritage attributes of the cultural heritage resource include both interior and exterior features of the house and its rural setting and visibility from Highway 27.

For the preparation of the CHIA (2010), the owner had not prepared a development plan for the subject property. The CHIA examined options for the conservation of the house citing a preference for retention in-situ. Subsequent to that report, in 2014, the owner prepared a plan to develop the property for a large warehouse and distribution facility with associated parking, landscaping, storm water management and open space uses (*see Appendix A*). At that time, the owner considered the potential to relocate the house to a city park north of the subject property for reuse. The revised CHIA (2014) addressed the development plan. This report recommended the house be considered for retention in-situ, if feasible. If that option was not feasible, relocation to an appropriate site nearby was recommended as a preferred alternative.

In the 2014 report, the five recommendations made for the retention in-situ option sought to:

- secure the house against vandalism;
- ensure the house, the associated landscape features and the setting are conserved;
- ensure development near the house does not overwhelm or diminish its heritage values;
- ensure, as a condition of subdivision approval, the owner commits to a conservation plan for the house; and
- ensure the preservation or recreation of the heritage landscape features.

In the 2014 report, the four recommendations made for the relocation option sought to:

- ensure, as a condition of subdivision approval, the owner commits to a conservation plan;
- ensure a cultural heritage documentation report be prepared;

- ensure that structural heritage assessment of the house is prepared by an appropriately qualified engineer; and
- the entire building be moved if supported by the engineer and City.

Commemorative interpretation was also recommended for both options.

3. The Revised Development Plan and the Heritage Resource:

The owner has undertaken further planning work on the development proposal in 2015 and is now prepared to retain the house on the subject property, but in a new location closer to Highway 27 (*see Appendix B*). This option requires the house be relocated approximately 44.5 metres to the east and slightly to the south. The current enclosed front (east) vestibule, the frame addition on the south side and the covered garage of the brick tail wing on the west will not be moved. The house relocation is required because of the configuration of the storm water management pond, the topography of the land and the need for a retaining wall associated with the pond.

The 2015 proposal (*Appendix B*) indicates the house will be moved while retaining its existing orientation facing east. Vehicle access will be from the existing farm lane, subject to Regional approval. This lane will access a parking area for up to 9 vehicles to the east (in front of and north of the house). Pedestrian access to the house will be from two locations, the existing front or east entrance and an entrance on the north side of the building through the side addition. A ramp from the parking area to the latter entrance will provide access for persons with disabilities. The existing farm lane trees will be retained from the Highway 27 entrance west up to the parking area and replaced with new trees on the north side of the lane from the Highway 27 entrance west to the point the tree line meets with the rear of the relocated house. This will provide a buffer between the house and the proposed development to the north. To the south and west of the house, the lands sloping down to the storm water management pond will have soft landscaping (trees, shrubs and ground cover) and a pedestrian path close to the pond.

A use for the house in its new location has not been determined at this time.

4. Impact of the Revised Development Plan and the Heritage Resource:

The 2015 development plan provides for the retention and relocation of the house on its original property. The owner considered the retention of the house in-situ, but found that it was not feasible for the reasons cited in this report. The relocated house will be close to its original site and will maintain the same orientation. The current enclosed front (east) vestibule, the frame addition on the south side and the covered garage of the brick tail wing on the west, which will not be moved are recent additions.

If it is feasible to relocate the house, the revised development plan will result in the loss of the original stone rubble foundation, an important attribute of this house.

The view of the house from Highway 27 will be maintained. The house will be set in a landscaped setting reminiscent of its original context.

If it is feasible to relocate the house, the revised development plan will result in the loss of the original stone rubble foundation, an important heritage attribute of the house.

The existing farm lane entrance will be retained, subject to Regional approval, and the trees lining the south side of the lane will be retained up to the parking area, while a new row of trees will be planted on the north side of the lane.

5. Mitigating adverse impacts on the Heritage Resource

Since it is proposed to relocate the house, structural issues should be identified and the building should be thoroughly documented prior to its relocation to ensure a successful relocation and, as a contingency should damage occur during the relocation, good documentation of the structure. As with the earlier proposal for relocation off site, it is essential an appropriately qualified structural engineer assess the house prior to its relocation and a heritage documentation report prepared by a qualified built heritage consultant.

The house will be vacant prior and during construction. The house should be protected against vandalism and any adverse impacts from construction activity.

The relocated house will no longer have its stone rubble foundation. A conservation strategy, which identifies the way in which a heritage structure will be conserved, should provide for a foundation that, on the exterior above grade, has the appearance of a stone rubble foundation.

A new planting of trees on the north side of the farm lane and the parking area should be the same species currently located beside the farm lane.

6. Conclusions and Recommendations

The proposal prepared by the owner (*Appendix B*) is a good option for conserving the house given the site constraints and the proposed development north of the house. It will result in the retention and conservation of the house close to its original site, with its same orientation, in a remnant 'rural' setting.

It is recommended the proposed development in respect to the house be approved subject to the following conditions:

1. prior to rezoning of the property and to the satisfaction of the City of Vaughan, the owner prepare:
 - a. a protection plan for the house;
 - b. a heritage conservation strategy for the house conducted by a qualified built heritage consultant. This strategy must retain and enhance the character defining exterior and interior heritage features of this structure, including the foundation, in an appropriate landscaped setting;
 - c. a landscape plan that addresses the site of the house, including, for the lands abutting the farm lane and parking area, tree retention and appropriate new tree plantings; and

- d. an interpretation strategy that explains the history of the site and the house and the contribution of the Lawrie family to the community;
2. prior to the relocation of the house, the owner:
 - a. prepare a Cultural Heritage Documentation Report that includes floor plans, elevation drawings, a photo key plan and a description of the existing architectural attributes and condition of the house; and
 - b. retain a Heritage Conservation Structural Engineer with membership in the Canadian Association of Heritage Professionals (CAHP) with experience in historic buildings to assess the building to determine and identify existing and potential structural issues;
 3. the entire building should be moved by a building mover, with a documented record of relocating heritage structures, if the action is supported by the Heritage Structural Engineer's report; and
 4. the owner commit to the implementation of the above plan, strategies, documentation and structural assessment by providing financial securities satisfactory to the City of Vaughan.



