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February 23, 2018

ATTACHMENT 3 10180 PINE VALLEY

CULTURAL HERITAGE IMPACT ASSESSMENT

**St. Paul's Presbyterian Church
Graveyard & Caretaker's House
10150 & 10180 Pine Valley Drive
Former Vaughan Township, City of Vaughan,
Regional Municipality of York, Ontario**

Submitted to:
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REPORT



Executive Summary

The Executive Summary highlights key points from the report only, for complete information and findings as well as limitations, the reader should examine the complete report.

In July 2017, Evergreen (Canada) Developments Inc. retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Impact Assessment (CHIA) for a study area including 10150 and 10180 Pine Valley Drive in the City of Vaughan, Regional Municipality of York, Ontario. 10150 Pine Valley Drive is designated as protected heritage property under Part IV of the *Ontario Heritage Act* for the St. Paul's Presbyterian Church and surrounding graveyard, while 10180 Pine Valley Drive is listed on the City of Vaughan's heritage registry for its caretaker's house associated with the adjacent church.

Evergreen (Canada) Developments Inc. is proposing to develop a large portion of the study area with a two-storey mausoleum with associated landscaping and parking, with access and emergency routes from Pine Valley Drive. Since the proposed development is adjacent to a protected heritage property and listed heritage property, the City of Vaughan required a CHIA as a condition of site plan approval.

Following guidelines provided by the Ministry of Tourism, Culture and Sport, City of Vaughan, and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this CHIA identifies the heritage policies applicable to new development, summarizes the study area's geography and history, and provides an inventory and evaluation of the study area's built and landscape features. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed, and future conservation actions recommended.

The CHIA determined that:

- St. Paul's Presbyterian Church & graveyard at the protected heritage property of 10150 Pine Valley Drive has a high level of heritage integrity; and,
- The listed heritage property with Caretaker's House at 10180 Pine Valley Drive is of cultural heritage value or interest.

The CHIA also determined that with mitigation measures recommended during the design phase of this project:

- ***The proposed mausoleum development will indirectly impact the heritage attributes of 10150 Pine Valley Drive to a negligible extent;***

To further mitigate potential impacts, Golder recommends the following actions during and after construction:

Actions during construction:

- Implement site plan control & communication, create a physical buffer around St. Paul's Presbyterian Church and either side of the emergency access route, and monitor the church and northern headstones for vibration impact during adjacent construction;
- Ensure trees required for removal are felled away from the protected heritage property;

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Post-construction actions:

- Continue maintenance of the heritage attributes of 10150 and 10180 Pine Valley Drive; and,
- Discourage use of the emergency access as a public entrance to the new development.

Overall Golder recommends that:

- ***The 'Serenity Valley' mausoleum development be approved as proposed.***

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Study Limitations

Golder Associates Ltd. has prepared this report in a manner consistent with the standards and guidelines developed by the Ontario Ministry of Tourism, Culture, and Sport, subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder Associates Ltd., by Evergreen (Canada) Developments Inc. (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

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Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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1.0 INTRODUCTION

In July 2017, Evergreen (Canada) Developments Inc. (Evergreen) retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Impact Assessment (CHIA) for a study area including 10150 and 10180 Pine Valley Drive in the City of Vaughan (the City), Regional Municipality of York, Ontario (Figure 1). Designated by City By-Law 133-88 (APPENDIX A), 10150 Pine Valley Drive is protected heritage property under Part IV of the *Ontario Heritage Act* for the St. Paul's Presbyterian Church and surrounding graveyard, while 10180 Pine Valley Drive is listed on the City of Vaughan's heritage registry for its caretaker's house associated with the adjacent church.

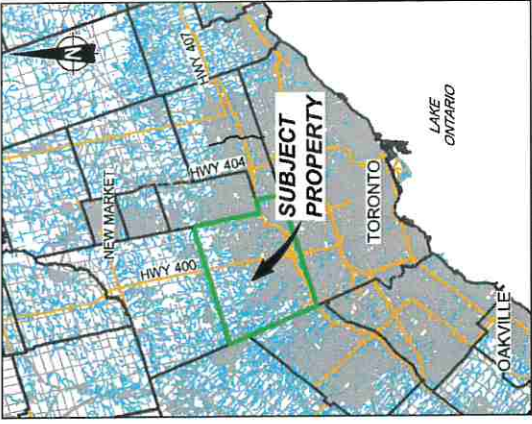
Evergreen is proposing to develop a large portion of the study area with a two-storey mausoleum with associated landscaping and parking, with access and emergency routes from Pine Valley Drive. Since the proposed development is adjacent to a protected heritage property and listed heritage property, the City of Vaughan required a CHIA as a condition of site plan approval.

Following guidelines provided by the Ministry of Tourism, Culture and Sport (MTCS), the City of Vaughan, and Canada's *Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this document provides:

- A background on the purpose and requirements of a CHIA and the methods used to investigate and evaluate cultural heritage resources in the Study Area;
- An overview of the Study Area's geographic and historical context;
- An inventory and evaluation of built elements and landscape features in the Study Area;
- A description of the proposed development and an assessment of potential adverse impacts; and,
- Recommendations for future action.



BING AERIAL IMAGERY and OBM MAPPING



KEY PLAN

LEGEND

- PROPOSED FOR NEW DEVELOPMENT
- PROTECTED HERITAGE PROPERTY
- CARETAKER'S HOUSE (LISTED PROPERTY)
- CITY OF VAUGHAN BOUNDARY
- TOWNSHIP/MUNICIPALITY BOUNDARY
- VAUGHAN

REFERENCE

DRAWING BASED ON MNR LIO, OBTAINED 2017, PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2017;
 BING AERIAL IMAGE AS OF SEPTEMBER 12, 2017 (IMAGE DATE UNKNOWN);
 AND CANMAP STREETFILES V2008.4.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.
 BING IMAGERY USED FOR ILLUSTRATION PURPOSES ONLY AND NOT TO BE USED FOR MEASUREMENTS.
 ALL LOCATIONS ARE APPROXIMATE.

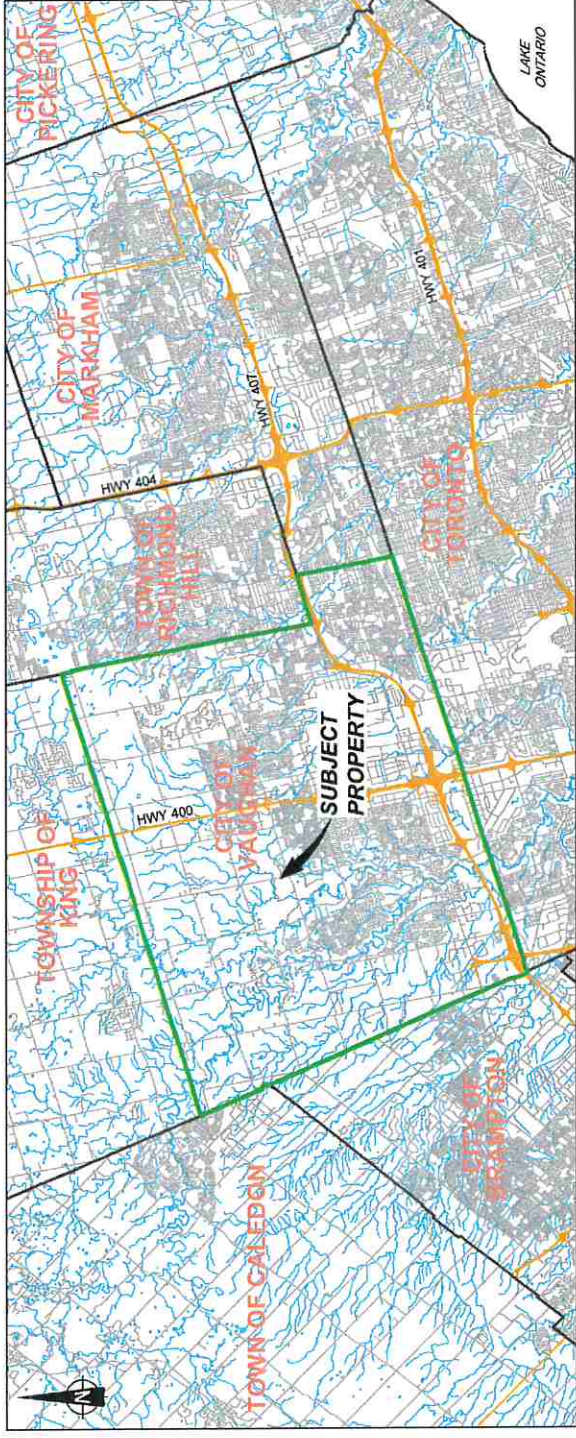
PROJECT: CULTURAL HERITAGE IMPACT ASSESSMENT
 10150 PINE VALLEY DRIVE
 CITY OF VAUGHAN, ONTARIO

TITLE: LOCATION MAP

Golden Associates

| | | | |
|-------------|------------|----------|---------------|
| PROJECT No. | 1783517 | FILE No. | 1783517-R0101 |
| DATE | Feb. 22/18 | SCALE | AS SHOWN (DC) |
| DRAWN | MB | CHECKED | |
| DATE | | DATE | |

FIGURE 1



REGIONAL MAP

2.0 SCOPE AND METHOD

To undertake this CHIA, Golder:

- Reviewed applicable municipal heritage policies and consulted a City Cultural Heritage Coordinator;
- Reviewed archival and published documents relevant to the Study Area;
- Conducted field investigations to document and identify heritage attributes within the Study Area, and to understand the wider built and landscape context;
- Evaluated built and landscape elements identified on the property at 10180 Pine Valley Drive using the criteria prescribed in *O. Reg. 9/06*;
- Assessed the impact of the proposed development on any heritage attributes using provincial guidelines and municipal policies; and,
- Developed recommendations for future action based on international, federal, provincial, and municipal conservation guidance.

A variety of archival and published sources, including historic maps, municipal government documents, and research articles were compiled from the Vaughan Archives, University of Western Ontario, and other sources to compile a land use and structural history for the Study Area.

Field investigations were conducted by Cultural Heritage Specialist Henry Cary on August 25, 2017 and included accessing and photographing all elements of the Study Area and wider context with an Olympus Evolt E-500 digital single reflex camera and Samsung Galaxy S6. A *Canadian Inventory of Historic Buildings Recording Form* (Parks Canada Agency 1980) was used to document the structure at 10180 Pine Valley Drive, and physical conditions and landscape characterization were recorded as written notes.

Golder consulted the City's heritage planner Shelby Blundell by telephone on September 12, 2017 and was also provided with the designating bylaw for 10150 Pine Valley Drive and an HIA previously conducted for the property.

The proposed development was assessed for adverse impacts using the guidance provided in the *MTCS Heritage Resources in the Land Use Planning Process*. Several widely recognized manuals related to evaluating heritage value, determining impacts, and conservation approaches to cultural heritage resources were also consulted, including:

- *The Ontario Heritage Tool Kit* (5 volumes, MTCS 2006);
- *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MTCS 2014);
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010);
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003);
- *The Evaluation of Historic Buildings* (Kalman 1979); and,



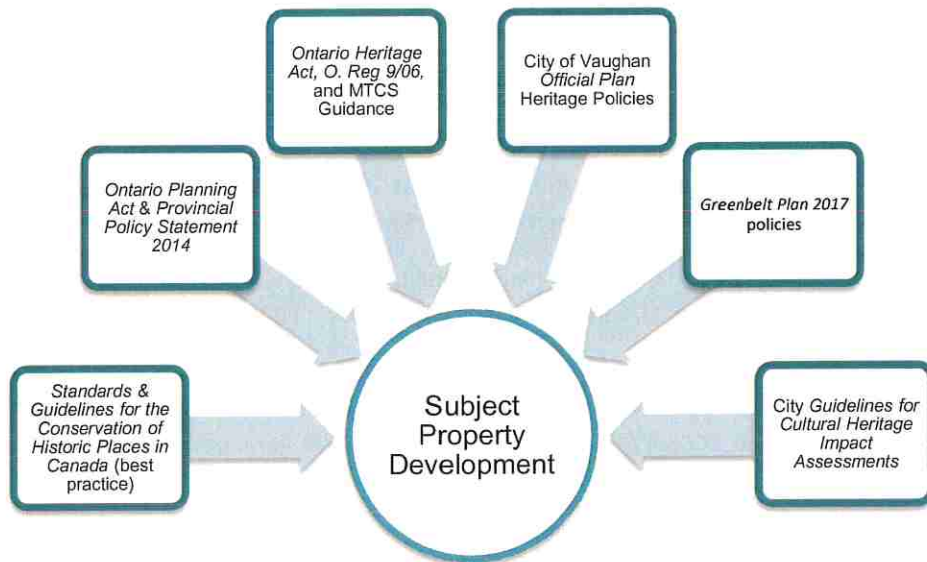
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001).

2.1 Terms

For consistency, this report uses the term 'graveyard' to describe the area around the church at 10150 Pine Valley Drive since the burials and monuments are within consecrated ground surrounding a Christian place of worship. This contrasts with cemeteries, which are planned and executed burial spaces that may be municipally owned and non-denominational, and not directly tied to a church. 'Graveyard' is also more specific than 'burial ground', which is used in the Ontario *Funeral, Burial, and Cremation Services Act, 2002* as a general term for all land set aside with the intent of interring non-indigenous remains.

3.0 POLICY FRAMEWORK

The property is subject to several Provincial and municipal heritage planning and policy regimes, as well as guidance developed at the federal level. Although these have varying levels of priority, all are considered for decision-making in the cultural heritage environment. The relevant guidance, legislation, and policies are described below.



Federal, provincial, and municipal policies relevant to heritage conservation and development at the study area.

3.1 Federal and International Heritage Policies

No federal heritage policies apply to the property, although many of the provincial and municipal policies detailed below align in approach to that of Canada's *Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010). The document —drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of*

Monuments and Sites (Venice Charter), 1979 *Australia ICOMOS Charter for Places of Cultural Significance (Burra Charter)*, updated 2013), and 1983 *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment*— defines the three conservation treatments of preservation, rehabilitation, and restoration, and outlines the process, standards, and guidelines to meet the objectives for each treatment on a range of cultural heritage resources.

3.2 Ontario Planning Act and Provincial Policy Statement

In Ontario, the *Planning Act* and associated *Provincial Policy Statement, 2014* (PPS 2014) provide the legislative imperative for heritage conservation in land use planning. Both documents identify conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a Provincial interest, and PPS 2014 further recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social well-being of Ontarians. The *Planning Act* serves to integrate this interest with planning decisions at the provincial and municipal level, and states that all decisions affecting land use planning 'shall be consistent with' PPS 2014.

Two sections of the PPS 2014 recognize the importance of identifying and evaluating built heritage and cultural heritage landscapes:

- Section 2.6.1 – 'Significant built heritage resources and significant heritage landscapes shall be conserved'; and,
- Section 2.6.3 – 'Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.'

PPS 2014 defines *significant* resources as those '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', and *conserved* as '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 of interest is retained under the *Ontario Heritage Act*.' Built heritage resources, cultural heritage landscapes, heritage attributes, and protected heritage property are also defined in the PPS:

- **Built heritage resources:** a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal [Indigenous] 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 landscapes:** a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal [Indigenous] 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).

- **Heritage attribute:** the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and may include 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*).
- **Protected heritage property:** property designated under Parts 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.

For municipalities, PPS 2014 is implemented through an 'official plan', which may outline further heritage policies (see Section 3.4).

3.3 The Ontario Heritage Act and Ontario Regulation 9/06

The Province and municipalities are enabled to conserve significant individual properties and areas through the *Ontario Heritage Act (OHA)*. Under Part III of the *OHA*, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory for Provincially-owned and administered heritage properties and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

For municipalities, Part IV and Part V of the *OHA* enables councils to 'designate' individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of 'cultural heritage value or interest' (CHVI). Evaluation for CHVI under the *OHA* is guided by *Ontario Regulation 9/06*, which prescribes the *criteria for determining cultural heritage value or interest*. The criteria are as follows:

- 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 **historic 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.

If a property meets one or more of these criteria, it may be eligible for designation under Part IV, Section 29 of the *OHA*.

Designated properties, which are formally described¹ and recognized through by-law, must then be included on a 'Register' maintained by the municipal clerk. At a secondary level, a municipality may 'list' a property on the register to indicate its potential CHVI. Importantly, designation or listing in most cases applies to the entire property, not only individual structures or features.

The City maintains a single, inclusive *Heritage Inventory* (n.d.), which includes:

- Individual buildings or structures designated under Part IV of the *Ontario Heritage Act*;
- Buildings or structures within a HCD designated under Part V of the *Ontario Heritage Act*;
- Properties of cultural heritage value listed in the *Listing of Buildings of Architectural and Historical Value* as per Part IV, Subsection 27 of the *Ontario Heritage Act*; and,
- Properties of interest to the City of Vaughan's Cultural Services Division.

At the City, like most municipalities, heritage planning staff and municipal heritage committees report to Council on issues pertaining to the *OHA*. If these individuals or bodies are absent in a municipality, the Province may assume responsibility.

3.3.1 Provincial Heritage Conservation Guidance

As mentioned above, heritage conservation on provincial properties must comply with the MTCS *Standards and Guidelines for the Conservation of Provincial Heritage Properties*, but this document also provides 'best practice' approaches for evaluating cultural heritage resources not under provincial jurisdiction. For example, the *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MTCS 2014) provides detailed explanations of the *O. Reg. 9/06* criteria and its application.

To advise municipalities, organizations, and individuals on heritage protection and conservation, the MTCS developed a series of products called the *Ontario Heritage Tool Kit*. Of these, *Heritage Resources in the Land Use Planning Process* (MTCS 2005) defines an HIA as:

- 'a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration.

¹ The *OHA* defines 'heritage attributes' slightly differently than PPS 2014; in the former, heritage attributes 'means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest'.

Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.'

Advice on how to organize the sections of an HIA is provided in the MTCS document, although municipalities may also draft their own terms of reference, such as the Town's draft *Heritage Impact Assessment Guidelines*. *Heritage Resources in the Land Use Planning Process* also outlines a number of direct and indirect adverse impacts to be considered when assessing the effects of a proposed development on a cultural heritage resource, as well as mitigation options (see Section 6.2).

Determining the optimal conservation or mitigation strategy is further guided by the MTCS *Eight guiding principles in the conservation of historic properties* (2012), which encourage respect for:

- 1) Documentary evidence (restoration should not be based on conjecture);
- 2) Original location (do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably);
- 3) Historic material (follow 'minimal intervention' and repair or conserve building materials rather than replace them);
- 4) Original fabric (repair with like materials);
- 5) Building history (do not destroy later additions to reproduce a single period);
- 6) Reversibility (any alterations should be reversible);
- 7) Legibility (new work should be distinguishable from old); and,
- 8) Maintenance (historic places should be continually maintained).

The *Ontario Heritage Tool Kit* partially, but not entirely, supersedes earlier MTCS advice. Criteria to identify cultural landscapes is provided in greater detail in the *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1980:7), while recording and documentation procedures are outlined in the *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1992:3-7). The latter document also stresses the importance of identifying and gauging the cumulative effects of a development (MTCS 1992:8).

3.4 City of Vaughan Heritage Policies

3.4.1 Official Plan and Secondary Plans

The City's *Official Plan* (2010) informs decisions on issues such as land use, built form, transportation, and the environment until its expiry in 2031. Section 6.1 in Volume 1 of the *Official Plan* addresses cultural heritage resources, which include built heritage, cultural heritage landscapes, HCDs, areas with cultural heritage character, heritage cemeteries, and archaeological resources.

The planning requirement and policies for CHIAs are listed under Sections 6.2.2.5, 6.2.3.1, 6.2.3.2, and 6.2.4, and are supplemented by the City's *Guidelines for Cultural Heritage Impact Assessments* (2016). Under Section 6.2.2.9, all development applications, demolition control applications and infrastructure project *adjacent* to a designated property are to be compatible by:

- a) respecting the massing, profile and character of adjacent heritage buildings;

- b) maintaining a building width along the street frontage that is consistent with the width of adjacent heritage buildings;
- c) maintaining the established setback pattern on the street;
- d) being physically oriented to the street in a similar fashion to existing heritage buildings;
- e) minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;
- f) having minimal impact on the heritage qualities of the street as a public place;
- g) minimizing the loss of landscaped open space;
- h) designing any permitted above-grade parking facilities, so that they are integrated into the development in a manner that is compatible with the heritage surroundings; and,
- i) requiring local utility companies to place metering equipment, transformer boxes, power lines, conduit equipment boxes and other utility equipment and devices in locations that do not detract from the visual character or architectural integrity of the heritage resource.

The proposed development has been assessed for compliance with these *Official Plan* policies in Section 6.3 of this CHIA.

3.4.2 Cultural Heritage Impact Assessments

After establishing the provincial and municipal policy context, the City's *Guidelines for Cultural Heritage Impact Assessments* outlines the minimum requirements of a CHIA, then defines three 'conservation/mitigation options' to be considered as part of a heritage impact study. These are:

- *Avoidance mitigation*: measures to retain heritage resources 'in situ and intact' while allowing development to proceed.
 - This can include, 'where conservation of the entire structure is not possible, consideration may be given to the conservation of the heritage structure/ resource in part, such as the main portion of a building without its rear, wing or ell addition'.
- *Salvage Mitigation*: preservation through relocation or salvaging architectural elements.
- *Historical Commemoration*: use of historic plaques, monuments, or reproduced architectural heritage features as a means to preserve knowledge of a heritage place.

Overall, the City's CHIA guidance aligns with the MTCS *Heritage Resources in the Land Use Planning Process* except that the City also requires a 'condition assessment' as part of the analysis. All City CHIA requirements have been followed in the preparation of this report.

3.5 Additional Policies: Protected Countryside

Management of cultural heritage resources may also be addressed under Secondary Plans or other special policies. Though not within a municipal secondary plan area, the property is within the Protected Countryside Area of the Ontario *Greenbelt Plan 2017*, approved under the *Greenbelt Act, 2005*. The 'identification, conservation,

use and wise management of cultural heritage resources' is included as a goal for the Protected Countryside Area, and accompanied by definitions and general policies that are similar in intent to other provincial and municipal heritage policies and legislation. The *Greenbelt Plan 2017* also includes policies for expansion of existing uses within the Protected Countryside, but these are not linked only to natural —not cultural— heritage.

4.0 GEOGRAPHIC & HISTORICAL CONTEXT

4.1 Geographic Context

The property is in southwestern Ontario, approximately 29 km north of Lake Ontario and within the Peel Plain physiographic zone, an area of level to rolling terrain with fertile clay soils covering approximately 483 square km of the central portions of the Regional Municipalities of York, Peel, and Halton. When properly drained, these soils are capable of supporting grain agriculture, stock raising, and dairying (Chapman & Putnam 1984:174-176). The property is also within the Humber River watershed, which flows in a north-south direction approximately 2.3 km to the west, and the Lake Erie Lowland Ecoregion of the Mixwood Plain Ecozone. Trees in the vicinity of the property are predominately deciduous, but coniferous species are also present.

In relation to cultural boundaries, the property is approximately 6.4 km west from the centre of the City of Vaughan, and 3.2 km east from the community of Kleinburg, both originally within Vaughan Township, York County. The property is at the southwest corner of a large and irregular shaped land division bordered by Major Mackenzie Road on the south, Teston Road on the north, Pine Valley Drive on the east, and Islington Avenue and Stegmans Mill Road on the west.

4.1 York County

Following the Toronto Purchase of 1787, today's southern Ontario was within the old Province of Quebec and divided into four political districts: Lunenburg, Mechlenburg, Nassau, and Hesse. These became part of the Province of Upper Canada in 1791, and renamed the Eastern, Midland, Home, and Western Districts, respectively. The Study Area was within the former Nassau District, then later the Home District, which originally included all lands between an arbitrary line on the west running north from Long Point on Lake Erie to Georgian Bay, and a line on the east running north from Presqu'île Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships; the Study Area was originally part of the County of York and Vaughan Township.

As was the case with most counties along the north shore of Lake Ontario, initial European settlement was by discharged soldiers and refugees displaced by the American War of Independence. The influx of new settlers created a high demand for land in the County of York, but measures were taken to acknowledge service and loyalty to the Crown. Military men and United Empire Loyalists (UEL) received title to land with little or no stipulation that it be cleared or improved, and those who received land grants were referred to as 'official' or non-resident patentees. Lots in the County of York were typically granted in 200-acre parcels but less or more could be received based on social status.

Settlers who had not served in the military or were UEL were referred to as 'unofficial' and had to meet strict conditions to attain title to lands. This included requirements to clear, fence and make fit for cultivation 10 acres of an awarded lot, cut down and remove all timber at the lot front to a width of 33 feet, and erect a house with a shingled roof and a minimum dimension of 16 by 20 feet. All of this had to be accomplished within two years. The

33-foot clearance specification was half a chain (66 feet), or the distance set aside for roads between concessions. It was further required that this 33-foot area be rendered smooth. Due to these strict regulations, and the fees incurred for clerks and officials, many were unable to receive full title to their lands and abandoned their lots (Johnson 1973:43).

The combined effect of official settlers failing to clear land, and the restrictions on unofficial settlers, resulted in large tracks of inaccessible and unimproved land being owned either by absentee landlords residing in York, or by early land holding companies who received title to additional lands for every settler they recruited to the area (Johnson 1973:43). Both carried out a form of indentured servitude that exploited new immigrants, a practice Governor Sir John Graves Simcoe attempted to end in 1796 (Johnson 1973:40-41).

Not surprisingly, the system hampered population growth. In many cases immigrants chose to move to counties where land was being freely granted. For example, in 1805 the population of Whitby Township was just 104 and Pickering Township only 96, while the population in the Township of Markham numbered 889 (Johnson 1973: 45).

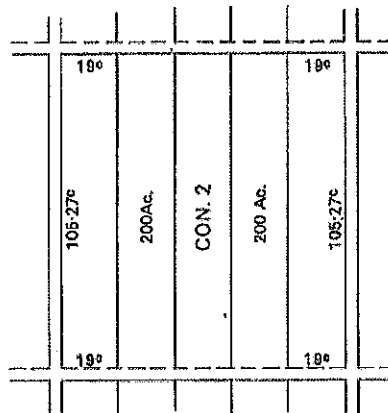
Following the War of 1812, a new set of land grants was offered to discharge veterans. Unlike the early military grants, these new grants were limited to 100 acres and each family was provided with provisions for a year and farm implements. Unofficial settlers, however, were still subject to improvement conditions, which included clearing farmland and building county roads (Johnson 1973). Nevertheless, settlement in York County grew slowly.

In 1849 the County of York was subdivided to form the counties of York, Ontario, and Peel, although these continued to be governed as a single unit until January 1, 1854 (Miles and Co. 1878). York County was to include ten townships —Georgina, North Gwillimbury, East Gwillimbury, King, Whitchurch, Vaughan, Markham, Etobicoke, North York, and Scarboro. In 1971, the County of York was replaced by the Regional Municipality of York, and in 2016 boasted a population of 1,109,90 residents (Statistics Canada 2016).

4.2 Vaughan Township

The City of Vaughan, formerly Vaughan Township, was named in 1792 for Benjamin Vaughan, a British commissioner who negotiated the 1783 Treaty of Paris between Great Britain and the United States (Rayburn 1997:355). Abraham Iredell surveyed the Township in 1795 according to the 'single front survey system', a method used from 1783 onward where only the concessions were surveyed and lots of 120 to 200 acres were delineated to be five times as long as they were wide (Schott 1981). In Vaughan Township, the concession lines were oriented south to north, with the side roads crossing the township from east to west. Yonge Street, a military road surveyed in 1794, formed the baseline of the township, dividing it from Markham Township to the east (Miles & Co. 1878).

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The single front survey system, used from 1783 to 1818. As depicted here, each lot is 200 acres (Ac.), created from surveying 19 chains by 105.27 chains (1 chain = 66 feet/ 20.12 metres) (Dean & Matthews 1969).

Settlement of Vaughan Township began in 1796 when United Empire Loyalists from the United States settled primarily along Yonge Street (Miles & Co. 1878; Adam and Mulvany 1885; Reaman 1971). In addition to the Loyalists, many of the first European arrivals were Pennsylvania Dutch, encouraged through Philadelphia newspaper advertisements to travel north for the opportunity to acquire land for cultivation. The population of the Township was initially small, with only 103 individuals reportedly living in the area in 1797. After the War of 1812, however, emigrants from the British Isles began establishing the interior portions of the Township. By 1832, the population had grown to 2,141, and ten years later the population had more than doubled, reaching 4,300. At this time, the Township boasted six grist mills and twenty-five saw mills (Smith 1846).

In 1855, the Northern Railway from Collingwood to Toronto was completed through the eastern half of the Township. This event, combined with the construction of the Toronto, Grey, and Bruce Railway in the western half of the Township in 1871, appears to have triggered additional growth in Vaughan Township so that by 1871 the population was 7,657 (Miles & Co. 1878; Adam & Mulvany 1885; Reaman 1971). In 1872, the community of Richmond Hill in the east-central portion of the Township was incorporated as a village. Richmond Hill had a population of 1,000 by 1886, while the remaining portion of Vaughan Township numbered 6,828 (Ontario Department of Agriculture).

Throughout the 19th century, several communities developed in Vaughan Township: Kleinburg, Woodbridge, Elder Mills, Maple, Edgeley, Thornhill, Brownsville, Teston, Purpleville, and Vellore. The Study Area was located in the eastern portion of the village of Kleinburg, which falls within the northwestern quarter of Vaughan Township. The history of Kleinburg dates back to 1848 when John Nicholas Kline, the village's namesake, purchased 83 acres of Lot 24, Concession 8 west of Islington Avenue in Vaughan Township (Reaman 1971; Carter n.d.). Mr. Kline subsequently constructed two mills (one sawmill, one gristmill) on the property along the banks of the Humber River, and arranged for his land to be subdivided into quarter acre lots, which attracted numerous settlers to the area. In 1851, Mr. Kline sold his property and mills to James Mitchell, who subsequently sold them to the Howland brothers, William Pearce, Fred, and Henry Stark, in the following year. Henry Stark Howland erected the first post office in the community in 1852 and served as its first postmaster for 18 years. By 1861, the village of Kleinburg was home to 350 residents and contained two hotels, a church, a school, a tanner, a tailor, a boot and shoemaker, a carriage maker, a doctor, a saddler and harness maker, and an undertaker. By 1874, the population had grown to 400 and the local industries had expanded to include two telegraph offices, a stave factory, six stores, two

additional grist mills, and two additional hotels (Lovell 1874). Unfortunately, this early prosperity was short-lived. As the trees were cleared from surrounding agricultural landscape during the late 19th century, the demand for milling service in Kleinburg began to decline (Carter n.d.). Further declines were experienced during the 1930s when Highway 27 was constructed just outside Kleinburg, allowing commuters to bypass the community altogether. By the end of World War II, the community of Kleinburg had nearly disappeared, but the introduction of affordable housing developments for veterans helped to reinvigorate the community. By 2001, the community was home to 4,595 residents (Statistics Canada 2001).

At the opening of the 20th century, economic development of Vaughan Township was similar to that of the adjacent counties and townships in that it relied on the prosperity of nearby Toronto and exports to the United States and Britain. Following World War II, the widespread use of motor vehicles began to change urban and rural development; as vehicular traffic increased, the network of roadways throughout the region improved providing Vaughan and the surrounding communities with better connections to the growing metropolis of Toronto.

Significant new growth and development has occurred in the past four decades. Vaughan was amalgamated with the Villages of Woodbridge and Kleinburg in 1971, creating the Town of Vaughan within the Regional Municipality of York. On January 1, 1991, the Town was officially recognized as the City of Vaughan, and by 2016 it boasted a population of 306,233 residents (Statistics Canada 2016).

4.3 Study Area

4.3.1 Toronto Carrying Place Trail

The Study Area is located near a section of the Toronto Carrying Place Trail, a major portage connecting the mouth of the Humber River on Lake Ontario, to the Holland River near Lake Simcoe (Turner n.d.). Alternatively known as the Toronto Portage or the Humber Holland Trail, the 45-kilometre long route followed the high ground on the east side of the Humber River valley. The trail was part of a centuries-old network of First Nations trade routes, and later used by European explorers, traders, priests, and officials from at least 1615 to the early 1800s. One of the most notable individuals to have followed the trail was Lieutenant Governor John Graves Simcoe, who made the journey in 1793. His experiences on the journey led him to establish Yonge Street, which ultimately supplanted the trail. Nevertheless, the trail remained influential in the early European settlement of York (later Toronto), as it provided easy access to the northwest. Many of Toronto's roads, railways, and hydro corridors overlie sections of trail.

4.3.2 St. Paul's Presbyterian Church, Graveyard, & Caretaker's House

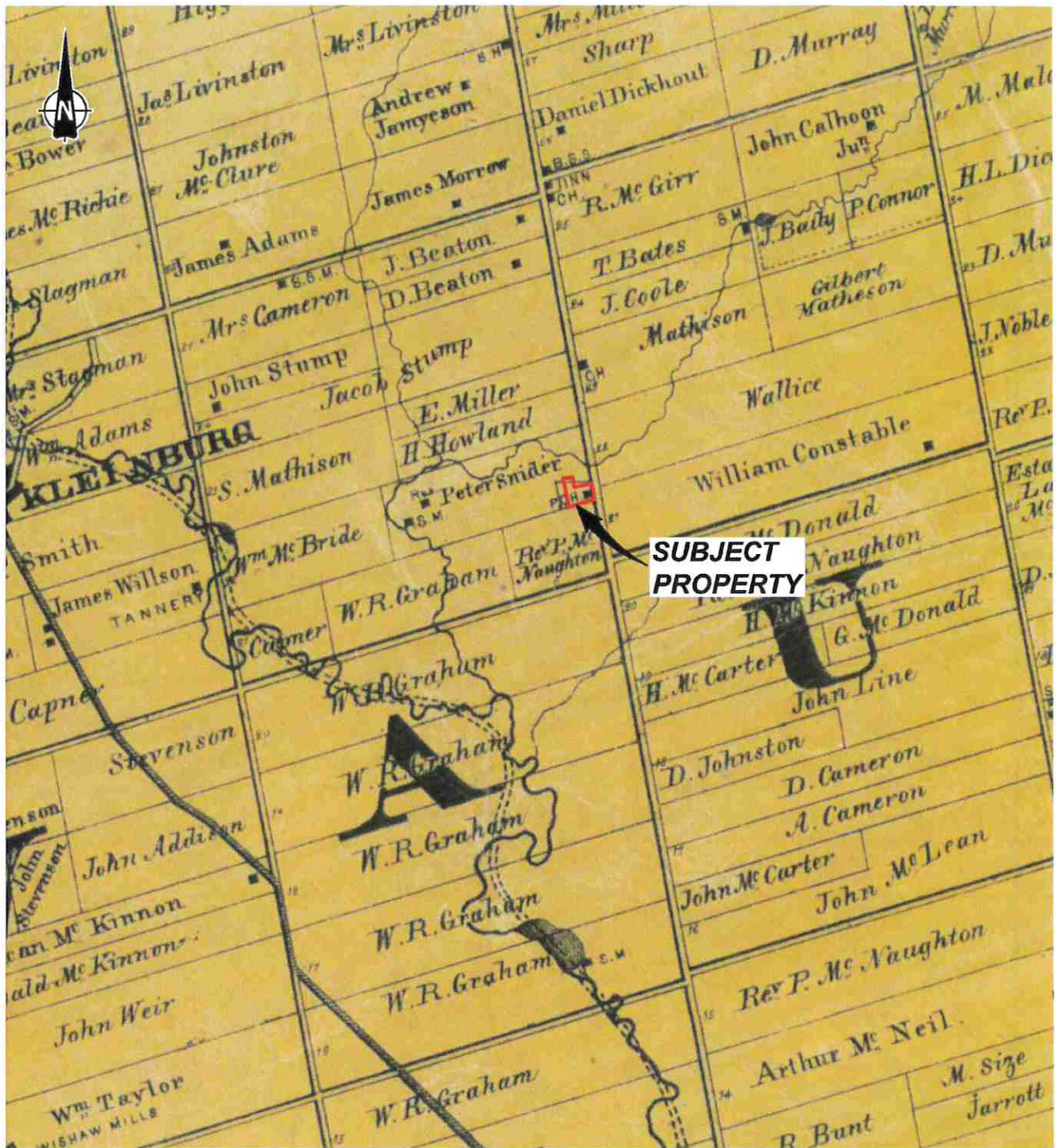
The origin of the church at 10150 Pine Valley Drive dates to January 18, 1837 when the congregation of the Presbyterian Church of Vaughan met at St. Andrew's Church in the community of Maple (Reaman 1971). Under the direction of Reverend Peter McNaughton, the congregation decided to hold services for the Upper Corner and Humber parishioners alternately every third Sunday.

At that time, services for these congregations were held at homes within walking distance of the respective members. By 1843 the two groups had united, and services were held at the farm of Neil McEachern near Maple Road and Concession 7 (City of Vaughan 1988). The following year, Church trustees purchased an acre of land from the McBride family on the southeast corner of Lot 22, Concession 7, and subsequently built a frame structure measuring 38 by 30 feet. The structure was described in the 1851 Canada Census as having a 300-person capacity and was then located on property owned by Peter Snyder. The structure is visible in Tremaine's 1860 *Map of the County of York* (Figure 2) and the 1878 map of Vaughan Township contained in *the Illustrated Historical*

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Atlas of York County (Figure 3). Originally known as 'St. Andrew's on the 7th Concession,' the church was renamed 'St. Paul's' in 1863. Efforts to replace the frame building in brick began in 1888, with the first service held on January 13, 1889. The church, which stands today, can be seen to have undergone little change since it appeared on topographical mapping from 1914 (Figure 4)(Department of Militia and Defence 1914).

The church building is bound to the north, west, and south by an active graveyard that is reported to be in use since at least 1849, when 90 plots were laid out on the property (City of Vaughan 1988). A map of the grounds produced in 1864 indicates that plots 1 to 47 were located south of the church, while plots 48 to 94 were placed to the north (Figure 5). Unnumbered plots were located on the northern portion of the graveyard and a 'strangers plot' capable of accommodating approximately six interments was placed along the west property line.



**SUBJECT
PROPERTY**

LEGEND

— APPROXIMATE LOCATION OF SUBJECT PROPERTY

REFERENCE

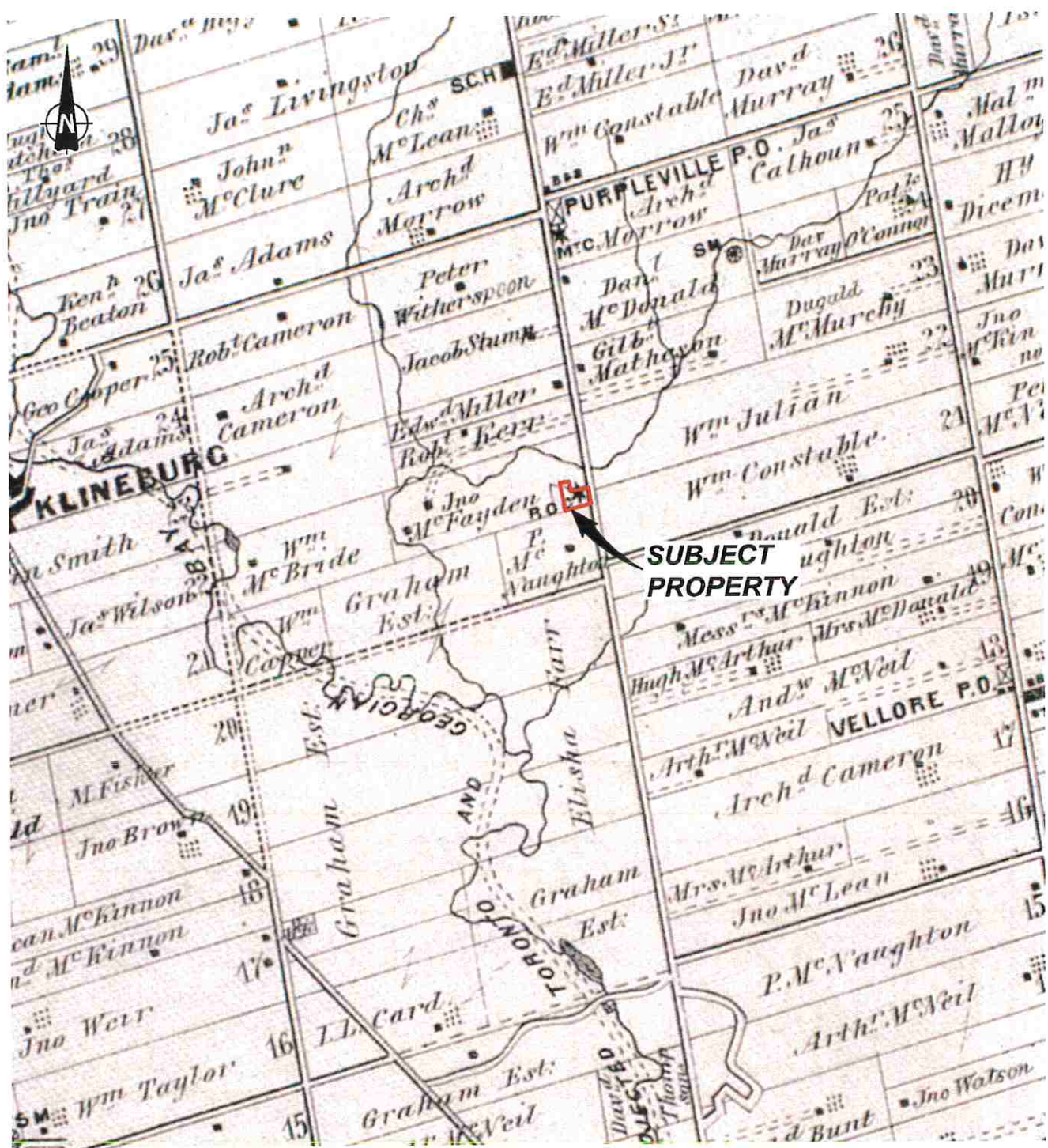
TREMAINE, GEO. R., 1860, TREMAINE'S MAP OF THE COUNTY OF YORK, CANADA WEST. GEO. C. TREMAINE, TORONTO/

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE ONLY.

| | | | |
|---|---------|------------|-------------------|
| PROJECT | | | |
| CULTURAL HERITAGE IMPACT ASSESSMENT 10150 PINE VALLEY DRIVE, CITY OF VAUGHAN, ONTARIO | | | |
| TITLE | | | |
| TREMAINE'S 1860 MAP OF THE COUNTY OF YORK | | | |
| PROJECT No. | 1783517 | FILE No. | 1783517-R01002 |
| CADD | ZJB | Sept 13/17 | SCALE N.T.S. REV. |
| CHECK: | | | |
| Golder Associates | | | FIGURE 2 |



LEGEND

— APPROXIMATE LOCATION OF SUBJECT PROPERTY

REFERENCE

MILES & CO., 1878, ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF YORK AND THE TOWNSHIP OF WEST GWILLIMBURY & TOWN OF BRADFORD IN THE COUNTY OF SIMCOE, ONTARIO. MILES & CO. TORONTO.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE ONLY.

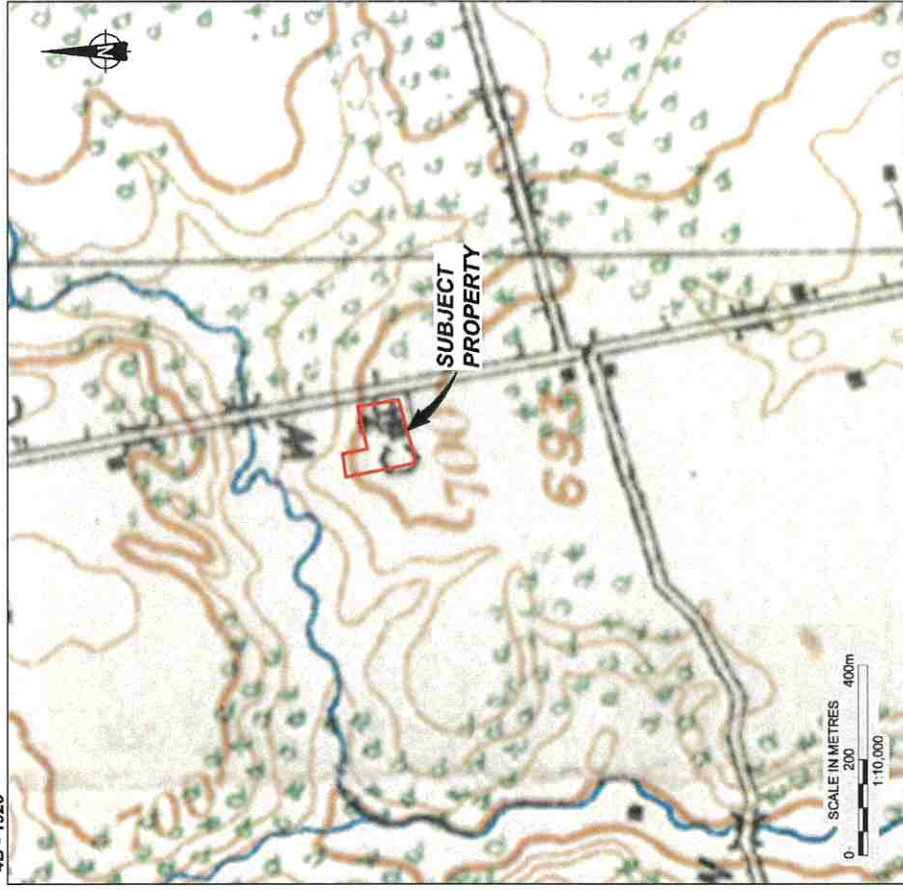
PROJECT
 CULTURAL HERITAGE IMPACT ASSESSMENT
 10150 PINE VALLEY DRIVE,
 CITY OF VAUGHAN, ONTARIO

TITLE
**1878 HISTORICAL ATLAS
 OF VAUGHAN TOWNSHIP**

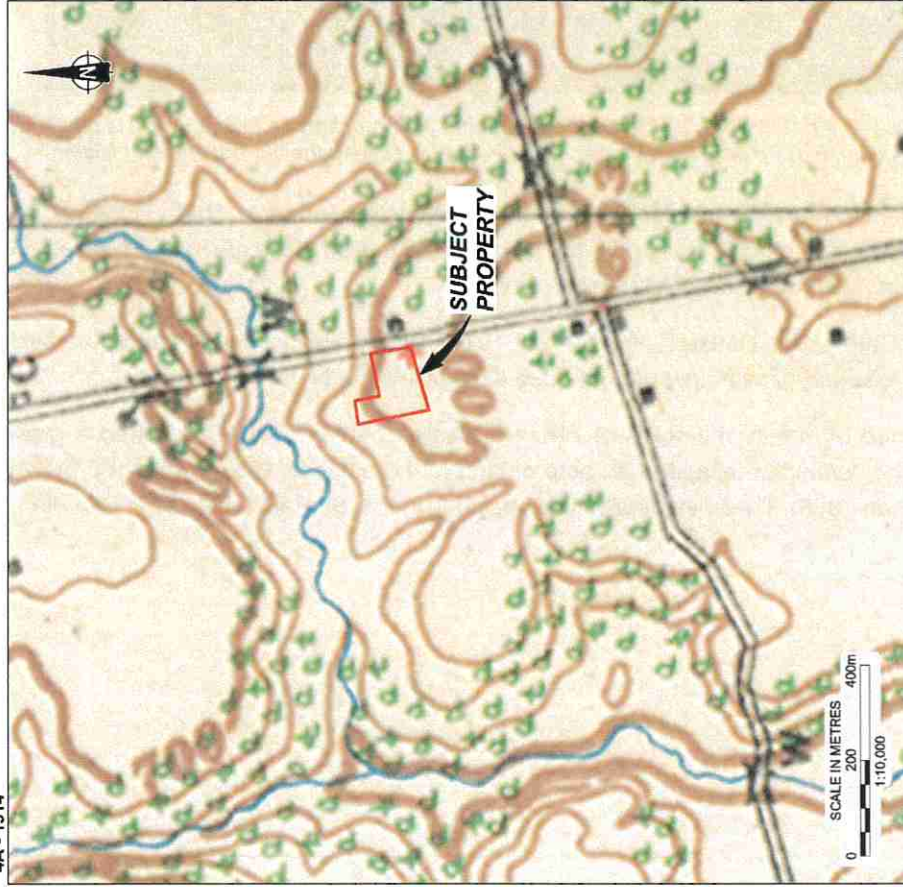


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| PROJECT No. | 1783517 | FILE No. | 1783517-R01002 |
| CADD | ZJB | SCALE | N.T.S. REV. |
| CHECK | Sept 13/17 | FIGURE 3 | |
| | | | |

4B - 1926



4A - 1914



| | | | |
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| PROJECT | | CULTURAL HERITAGE IMPACT ASSESSMENT | |
| FILE | | 10150 PINE VALLEY DRIVE CITY OF VAUGHAN, ONTARIO | |
| PROJECT NO. | | 1783517 | FILE NO. |
| SCALE | | AS SHOWN | |
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| DATE | DATE | | |



1914 AND 1926 TOPOGRAPHICAL MAPS

FIGURE 4

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT. ALL LOCATIONS ARE APPROXIMATE.

REFERENCE

DEPARTMENT OF MILITIA AND DEFENCE, 1914 AND 1926, BOLTON, SHEET 30M/13, SCALE 1:63,360.

LEGEND

— APPROXIMATE LOCATION OF SUBJECT PROPERTY

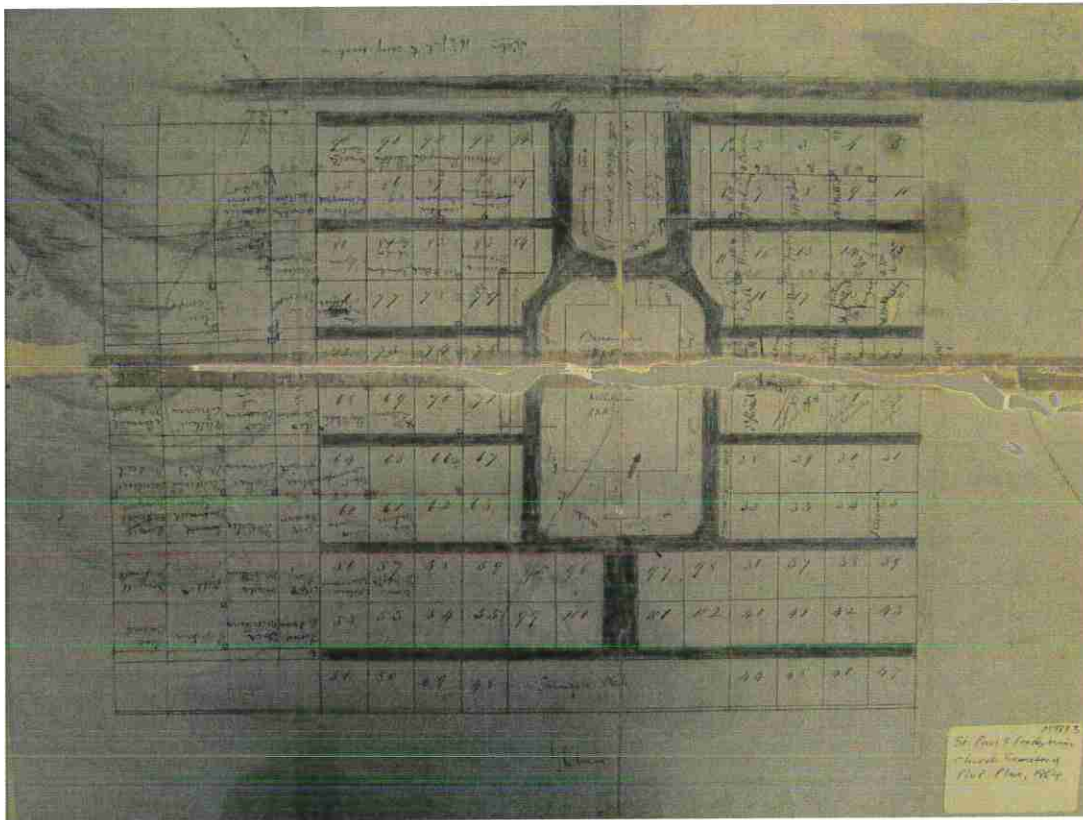


Figure 5: 'St. Paul's Presbyterian Church Cemetery Plot Plan', 1864 (Courtesy of Vaughan Archives). North is oriented to the left, and the church depicted in this plan was the frame structure that preceded the current church building.

The earliest headstone commemorates Donald McKinnon, who died on November 1, 1840. However, records suggest that eight individuals who had passed away prior to 1844 were reinterred at the graveyard from elsewhere; as such, the earliest primary burial in the graveyard remains unclear.

In 1913 the two-storey brick Caretaker's House to the north at 10180 Pine Valley Drive is thought to have been constructed and is visible on topographical mapping from 1926 (Department of Defence 1926).

The graveyard was maintained by family members or other interested parties until 1925, when a graveyard committee was appointed. The committee acquired an acre of land to the south in 1957, and a 180 by 210 feet section in 1960 (City of Vaughan 1988). These expansions can be seen in the 'St. Paul's Cemetery Plot Plan 1966' (Figure 6).



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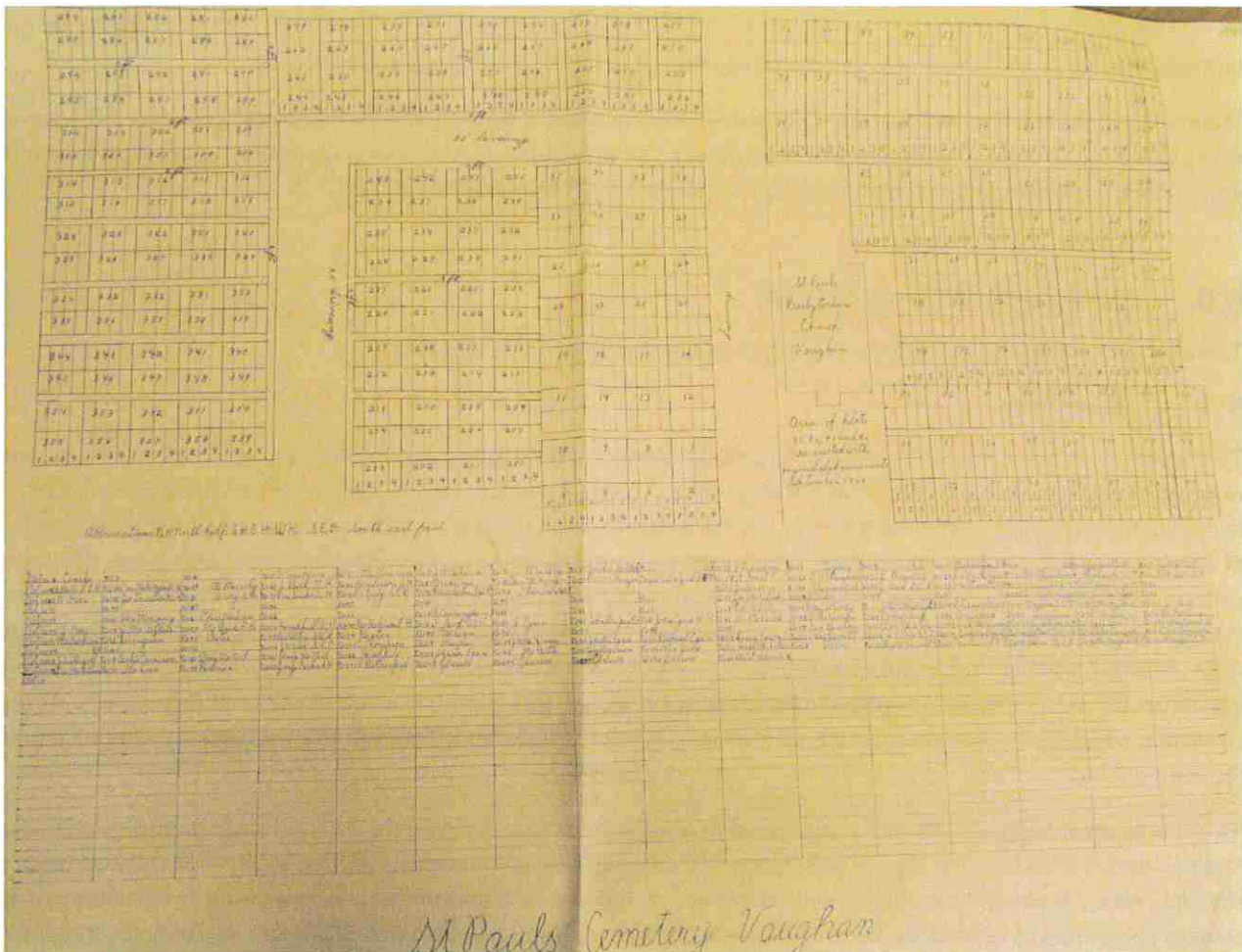


Figure 6: St. Paul's Cemetery Plot Plan 1966 (Courtesy Vaughan Archives). The church shown on this plan is the one that stands today.

An iron fence surrounding the graveyard was donated by a member of the congregation in 1963. In 1966, a concrete slab incorporating the headstones of approximately fifteen 19th century pioneers was placed on the north portion of the graveyard with a plaque that reads: 'The area re-erected September 1966 in memory of the pioneers of this community and congregation'. The slab appears to have been replaced with a cross-shaped cairn after the Town of Vaughan acquired the property in 1971 (ERA 2014). The Caretaker's House on the lot north of the house was sold two years later.

The graveyard is of particular note as the final resting place of Major Addison Alexander Mackenzie (York University n.d.). Born in Woodbridge, Ontario in 1885, Major 'Lex' Mackenzie originally pursued a military career, joined the Governor General's Body Guard of Canada in 1912 then transferred to France with the 4th Canadian Mounted Rifles in 1915. His 'conspicuous gallantry' while leading a reconnaissance of the German Regina Trench during the Battle of the Somme earned him the Military Cross in 1916, but he was later seriously wounded during the Battle of Vimy Ridge on April 9, 1917. After the war, Mackenzie returned to Woodbridge to farm before entering into municipal politics. He was elected as a member of the Legislature for York North in 1945, where he continued

to represent the riding until his retirement in 1967. Major Mackenzie Drive is named for Mackenzie, as are numerous schools and parks. He died and was interred in the St. Paul's graveyard in 1970.

The most recent addition to the property is a 40-m high telecom tower erected by Bell Mobility in 2014. The tower was placed outside the boundaries of the protected heritage property and was screened by vegetation following the recommendations of a heritage impact assessment by ERA Architects (2014).

5.0 EXISTING CONDITIONS

The elements described in the following sections are illustrated in APPENDIX B.

5.1 Setting

The Study Area's setting can be characterized as predominately rural agricultural, with some transition to rural residential and suburban residential in the wider area. The more recent development on Pine Valley Drive is limited to the southwest and is entirely screened from the Study Area by large woodlots and vegetation on the boundaries of large estate lots on Petermar Drive. When viewed from the south near Major Mackenzie Drive, the elevation rises gradually toward the Study Area from the south and west by as much as 7 to 10 metres, then drops away steeply by approximately 24 m as it enters the valley of an unnamed Humber River tributary north of the Study Area (Figure 7 and Figure 8). The west field and area of the church and south portion of the graveyard are relatively flat, while the north graveyard section descends toward the Caretaker's House (Figure 9 to Figure 12). At the Caretaker's House the elevation continues to drop to the north, but also to the northwest, especially where it meets the road cutting.

All of the property boundaries, including the original lot surrounding the church, are marked by mature coniferous and deciduous, with smaller trees of both types interspersed throughout the graveyard and around the Caretaker's House. Thick vegetation, including a line of cedars, is found along the north boundary of the Study Area, while sparser placement of trees is found along the west boundary of the open field west of the graveyard and caretaker's house lot. Given the elevation of the property, it is well drained, with no areas of standing water.

At the centre-east of the Study Area, with moderate setback from the road is the church. The Caretaker's House is located to the northwest of the church and has a greater setback from the road. West of the church on the original west lot boundary is the Bell telecom tower, and to the northwest is the cruciform concrete monument faced with 19th century headstones. All rows of headstones run north-south and, following traditional Christian practice, face toward the east. As mentioned above the boundaries of the graveyard property are demarcated by mature trees, and further defined by an iron 'picket' fence along the west boundary, and page-wire fencing along the south and west graveyard boundaries. The trees along the south boundary of the west field continues a hedge and tree-lined boundary extending in a straight line to the west, which divides the large open field south of the Study Area from the smaller subdivided fields west of the Study Area.

There are three entrances to the Study Area from Pine Valley Drive: a south entrance that enters the graveyard then turns on an arc to the north; a central entry that runs west past the south wall of the church; and a gravel driveway north of the north boundary of the graveyard that turns at a right angle to meet the rear wing of the Caretaker's House (Figure 8, Figure 13, and Figure 14).



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Views of the built features of the property from all sides are obscured by mature conifer trees and vegetation, which likely results in a visual obstruction regardless of season. These trees also mask views out from the property, as well as visual relationships between the church and graveyard, Caretaker's House, and the west field.



Figure 7: View of the Study Area facing north on Pine Valley Drive.



Figure 8: View of the Study Area facing south on Pine Valley Drive. The entrance to 10180 Pine Valley Drive is at right.



Figure 9: View facing north from near the south property line of 10150 Pine Valley Drive.

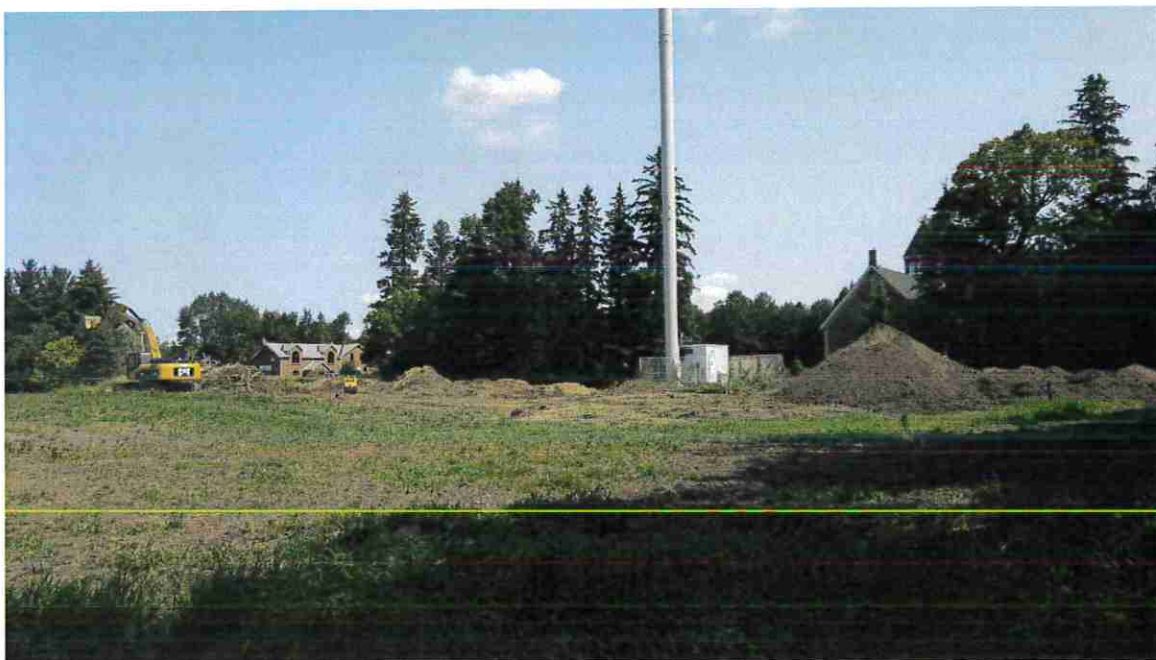


Figure 10: View facing northeast from the southwest corner of the Study Area.



Figure 11: View facing southeast from the northwest corner of the Study Area.



Figure 12: View facing south from near the north property line of 10180 Pine Valley Drive.



Figure 13: The north entrance to 10150 Pine Valley Drive.



Figure 14: The south entrance to 10150 Pine Valley Drive.

5.2 Built Environment: General Description

The Study Area's built environment includes the church and graveyard of 10150 Pine Valley Drive, and the house at 10180 Pine Valley Drive. Each are described in detail below.

5.3 Church & Graveyard, 10150 Pine Valley Drive

The architecture of St. Paul's Church is described in detail on pages 5-7 (Schedule B) of the designating By-law 133-88 (APPENDIX A), along with the 'reason for designation'. Although the 'reason for designation' predates *O. Reg. 9/06* and the Statement of Cultural Heritage Value or Interest (CHVI) format used since 2005, it does provide what can be interpreted as the heritage attributes reflecting the property's design or physical value. Excerpted from the by-law, these heritage attributes include the:

- Romanesque Revival style church (Figure 15 to Figure 18) with:
 - Elaborate tower with polychromatic brickwork;
 - Colourful rubble stone foundation;
 - Red brick-clad body with buff brick for the voussoirs, string courses, mock pilasters, and checkerboard patterns on tower face; and,
 - Roundheaded openings.

The graveyard (Figure 19 and Figure 20) is not mentioned in the reason for designation, although reference to its design or physical value is made on the last page of the bylaw under the architectural description. Its heritage attributes can be interpreted, using the original bylaw text, as the:

- Churchyard delineated by a decorative iron fence and perimeters of mature trees; and,
- Grave markers indicative of the evolution of the site, ranging from remnants of the simple, often evocative stones of the mid-1800s, through the grandiose monuments of the late Victorian era, to the standardized granite markers of the present century.

To this list of heritage attributes can be added the:

- Cruciform concrete monument with 19th century headstones (Figure 21 and Figure 22).



Figure 15: South and east façades of St. Paul's Presbyterian Church.

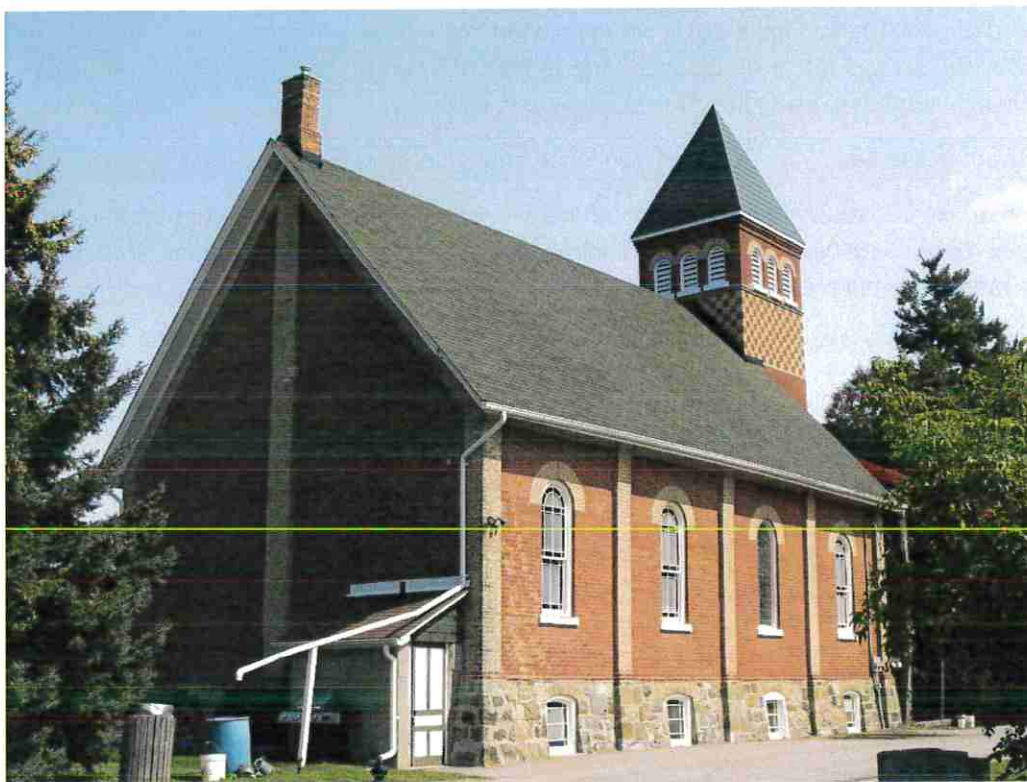


Figure 16: West end wall and south façade.



Figure 17: North façade and west end wall.



Figure 18: East and north façades.



Figure 19. View facing north of the south portion of the graveyard.



Figure 20: View facing southwest of the north portion of the graveyard.



Figure 21: West side of the cruciform monument.



Figure 22: East side of the cruciform monument.



5.4 Caretaker's House, 10180 Pine Valley Drive

The Caretaker's House is a single-detached, storey-and-a-half and three-bay dwelling with rectangular plan oriented north-south, and a long rear wing running east-west (Figure 23 to Figure 27). The red brick walls of the east main block stand on a poured concrete foundation and are laid entirely in stretcher bond on all sides, a bonding technique that is continued in the rear wing.

Over the main block is a side gable roof with projecting eaves and verges, and plain soffit and fascia. The rear wing also has medium gable roof but is punctuated by four lucarnes (two each side) capped by gable roofs and filled with large semi-circular headed windows. On the north end wall of the main block is an external single-stack chimney constructed of glazed white brick, while on the west end wall of the wing is a more robust single stack chimney constructed of red brick.

Fenestration is symmetrical with a door flanked by two windows on the principal east facade of the main block, a ground-level bay window and two second level windows on the south end wall, and the aforementioned lucarnes either side of a central entrance on the south facade of the wing. There is also a ground floor window on this wing facade placed directly beneath the east lucarne. On the wing the windows are casement types with large fixed sash lights that fill the semi-circular heads, while in the main block the openings have segmental arch heads with single-order voussoirs of soldier brick, and single-sash casement windows. All windows have rowlock brick sills.

A hip-roof open verandah covers the entrance and windows on the principal facade, while a closed brick porch with medium front gable roof covers the entrance to the rear wing on the south facade of the wing. A sliding glass door provides access to the interior through the wing's west end wall.

Since a thorough investigation of the building was beyond the scope of this study, only a cursory statement of CHVI is proposed in the following sub-section.



Figure 23: East or principal façade of the Caretaker's House.



Figure 24: North façade and west end wall.



Figure 25: West end wall.



Figure 26: West end wall and south façade.



Figure 27: South façade.

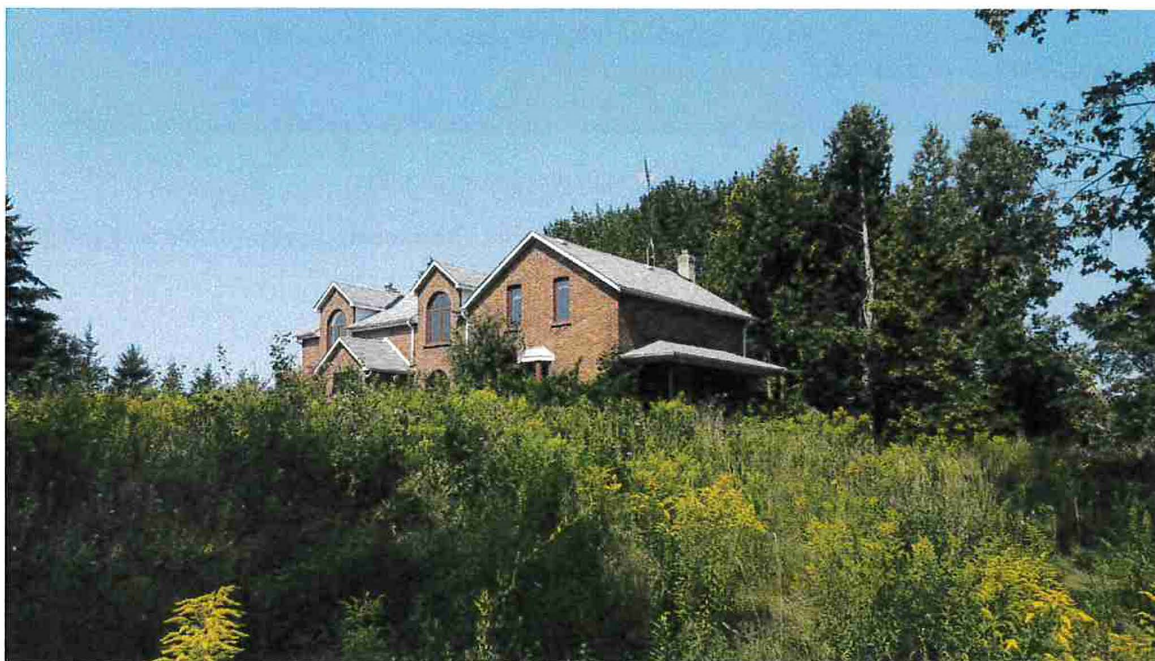


Figure 28: South façade.

5.4.1 Proposed Statement of CHVI

5.4.1.1 Description of Property

Located on a large residential lot at 10180 Pine Valley Drive in the northern portion of the City of Vaughan, the 'Caretaker's House' for St. Paul's Presbyterian Church is adjacent to the church and graveyard at 10150 Pine Valley Drive, and on a plateau above a tributary of the Humber River. The property includes only a brick residence with rear wing that is setback substantially from the road and is bounded on all sides by tall, mature vegetation.

5.4.1.2 Statement of CHVI

Built between 1913 and 1925, the main block of the house is a small, storey-and-a-half and three-bay residence with medium side gable roof built for the caretaker of St. Paul's Presbyterian Church and graveyard, located immediately to the south. Though overall plain and substantially altered in exterior appearance through the addition of a long rear wing with multiple large windows and lucarnes, the design or physical value of the house lies with its early 20th century vernacular form. Its historical value is reflected by its connection to the locally significant institution of the Presbyterian Church. Its contextual value comes from its historical, functional, and visual links to St. Paul's and its graveyard, and since it supports the rural institutional character of the area, which has seen continued use by the parish since 1844.

5.4.1.3 Description of Heritage Attributes

The heritage attributes that support the design or physical value of the property include the Caretaker's House with:

- Storey and a half massing and side gable roof;



- Three-bay facade with symmetrically placed fenestration of a central door, segmental arch headed windows and end wall bay window; and,
- Red brick construction matching the masonry used for the second St. Paul's Presbyterian Church.

Heritage attributes of the property that reflect its contextual value include the:

- Siting of the house on a large rural lot adjacent to St. Paul's Church and graveyard, and on the high ground above a tributary of the Humber River;
- Substantial setback of the house from the road; and,
- Property boundaries marked by tall mature trees.

5.5 Significant Views

The most significant views are those from the south at Major Mackenzie Drive, where the property is silhouetted on the horizon (Figure 29). From here the Bell telecom tower is the most visible feature although the top of the church tower can also be seen. Dynamic views of the property travelling north on Pine Valley Drive can also be considered significant, but again vegetation reduces a clear picture of the church and surrounding features. From the north, views into the property are obscured by the steep rise in elevation, road cutting, and mature trees. Despite the lack of clear views of the built elements, the intentional and mature plantings contribute to an understanding of the Study Area as a rural parish site from the outside and preserve the utilitarian yet still park-like setting based on the picturesque or beautification movement aesthetic from within the property (Figure 30).



Figure 29: View of the Study Area facing north from Major Mackenzie Drive.



Figure 30: View facing north of the graveyard and church from the southwest corner of 10150 Pine Valley Drive.

5.6 Integrity & Physical Condition

A detailed assessment of the integrity and physical condition of 10150 and 10180 Pine Valley Drive was beyond the scope of this report, but both properties were generally and qualitatively evaluated.

The heritage integrity of 10150 Pine Valley Drive can be rated as high based on its conserved sense of place and for visual intrusions limited to the cell phone tower outside the property boundaries. The graveyard and headstones are well maintained and in good physical condition, as is the church, which was undergoing seasonal maintenance during the field investigations.

10180 Pine Valley Drive has a lower level of integrity due to the rear wing addition to the Caretaker's House, and other exterior alterations. The physical condition of the house appears to be good, but the property is not maintained and there is unchecked vegetation growth on the north and east boundaries.

6.0 IMPACT ASSESSMENT

6.1 Proposed Development

As currently proposed (APPENDIX C to APPENDIX E), Evergreen intends to develop the Study Area with:

- A two-storey mausoleum (named the 'Serenity Valley Mausoleum') with gross floor area of 5,704.95 square metres and roof level amenity space;
- Right-in, right-out access from Pine Valley Drive following an approved easement on 10180 Pine Valley Drive;
- Emergency access through the existing entrance on 10150 Pine Valley Drive;
- Associated parking (58 spaces); and,
- Tree and formal garden plantings, metal and screen fencing, precast stone sitting walls exterior furniture, and other landscaping.

6.2 Assessment of Adverse Impacts

When determining the effects a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MTCS *Heritage Resources in the Land Use Planning Process* advises that the following direct and indirect adverse impacts be considered:

- Direct impacts
 - *Destruction* of any, or part of any, significant heritage attributes, or features; and
 - *Alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance.
- Indirect Impacts
 - *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
 - *Isolation* of a heritage attribute from its surrounding environment, context or a significant relationship;
 - *Direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features; or
 - *A change in land use* such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

Other potential impacts associated with the undertaking may also be considered. Historic structures, particularly those built in masonry, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).

Although the MTCS guidance identifies types of impact and residual effect, it does not advise on how to describe the magnitude or severity. Likewise, impact assessment guidelines produced at the federal level lack clear advice to illustrate the extent of each impact. In the absence of a Canadian source of guidance, the ranking provided in

the UK Highways Agency *Design Manual for Roads and Bridges: Volume 11*, HA 208/07 (2007:A6/11)² is used here:

- Major
 - Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
- Moderate
 - Change to many key historic building elements, such that the resource is significantly modified.
 - Changes to the setting of an historic building, such that it is significantly modified.
- Minor
 - Change to key historic building elements, such that the asset is slightly different.
 - Change to the setting of an historic building, such that it is noticeably changed.
- Negligible
 - Slight changes to historic building elements or setting that hardly affect it.
- No impact
 - No change to fabric or setting.

If adverse impacts are identified, the MTCS guidance suggests that mitigation be achieved through:

- Alternative development approaches;
- Isolating development and the site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;
- Allowing only compatible in-fill and additions;
- Reversible alterations; and,
- Buffer zones, site plan control, and other planning mechanisms.

An assessment of impacts resulting from the proposed development on the property's heritage attributes is presented in Table 1. Where an impact is identified, conservation measures are recommended.

² This guidance provides a method for heritage impact assessments of road and bridge projects in both urban and rural contexts, and is the only assessment method to be published by a UK government department (Bond & Worthing 2016:167). Similar ranking systems have been adopted as best practice by agencies and groups across the world, such as the International Council on Monuments and Sites (ICOMOS 2011), the Irish Environmental Protection Agency (Kalman 2014), and New Zealand Transport Agency (2015), all published after the *Ontario Heritage Tool Kit*.

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Table 1: Assessment of Direct & Indirect Adverse Impacts Resulting from Proposed Development of the Study Area

| Potential adverse impacts | Heritage attributes at risk of impact | Predicted impact without mitigation (magnitude/ extent/ duration/ & frequency) | Assessment Rationale | Recommended General Conservation/ Mitigation Measures | Predicted residual impact | Rationale |
|--|---|---|---|--|---|--|
| <p><i>Destruction of any, or part of any, significant heritage attributes, or features</i></p> <ul style="list-style-type: none"> Vibration from adjacent mausoleum construction, and parking lot and access road grading and lamping Removal of vegetation surrounding the protected heritage property of 10150 Pine Valley Drive | <p>Church and headstones at 10150 Pine Valley Drive; Caretaker's House at 10180 Pine Valley Drive</p> | <ul style="list-style-type: none"> Major adverse Irreversible Localized Permanent Once | <p>Although no part of 10150 and 10180 Pine Valley Drive are proposed for demolition, the heritage attributes of both are within 60 m of the new construction and at major risk of temporary, adverse impact from vibration caused by construction operations and heavy equipment (see Carman et al. 2012:31). Mature vegetation on boundaries of 10150 Pine Valley Drive is considered a heritage attribute and at risk of removal.</p> | <ul style="list-style-type: none"> Buffer zones, site plan control, and other planning mechanisms <p>See Section 7.0.</p> | <ul style="list-style-type: none"> No impact | <p>Implementing the recommended mitigation measures will remove the risk of damage to heritage attributes by construction vibration.</p> <p>Some vegetation removal will be required to create the emergency access route on 10150 Pine Valley Drive. However, the impact of this action will be compensated or offset by the increased level of fire protection provided for St. Paul's Presbyterian Church.</p> |
| <p><i>Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance.</i></p> <ul style="list-style-type: none"> Addition of a 2-storey adjacent structure with contemporary design and materials, and associated landscaping, parking, and emergency and primary access roads | <p>All heritage attributes identified at 10150 and 10180 Pine Valley Drive</p> | <ul style="list-style-type: none"> Major adverse Irreversible Widespread Permanent Continuous | <p>Without mitigation, development of the Study Area will be incompatible with the setting and architecture of 10150 and 10180 Pine Valley Drive.</p> <p>For further assessment based on <i>Official Plan</i> policies, see Section 6.3.</p> <p>The addition of a primary access road to 10180 Pine Valley Drive is not considered a major adverse effect since it is a distance from the Caretaker's House and will not create a significant visual intrusion.</p> | <ul style="list-style-type: none"> Buffer zones, site plan control, and other planning mechanisms Design guidelines that harmonize mass, setback, setting, and materials <p>See Section 7.0.</p> | <ul style="list-style-type: none"> Negligible adverse Irreversible Widespread Permanent Continuous | <p>Even with implementation of mitigation measures, development of the Study Area will alter the historic and existing rural setting of the Church, graveyard, and Caretaker's House, and will diminish the prominence of the Church in views from the south on Major Mackenzie Drive.</p> <p>However, through the relatively low massing and setback of the proposed development, and screening achieved by retaining the existing vegetation, the pastoral setting and sense of place in the graveyard or churchyard will be maintained. 10150 and 10180 Pine Valley Drive will also benefit from increased public and emergency access.</p> |
| <p><i>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden</i></p> <ul style="list-style-type: none"> Addition of a 2-storey adjacent structure | <p>All heritage attributes identified at 10150 and 10180 Pine Valley Drive</p> | <ul style="list-style-type: none"> Negligible adverse Irreversible Widespread Permanent Periodic | <p>At 'worst case', modelled for December 21 at 4:00 pm, the proposed development will cast approximately 30% new shadow (additional to the existing treelines and church) over the graveyard (APPENDIX F).</p> | <ul style="list-style-type: none"> Buffer zones, site plan control, and other planning mechanisms Design guidelines that harmonize mass, setback, setting, and materials <p>See Section 7.0.</p> | <ul style="list-style-type: none"> Negligible adverse Irreversible Widespread Permanent Periodic | <p>At worst case, the proposed development will add 30% new shadow, but at a period of the year (winter) when public use of the graveyard is likely to be at its lowest due to low temperatures and snow cover.</p> |
| <p><i>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship</i></p> <ul style="list-style-type: none"> Addition of a 2-storey adjacent structure, and | <p>All heritage attributes identified at 10150 and 10180 Pine Valley Drive</p> | <ul style="list-style-type: none"> No impact | <p>The proposed development will not isolate any heritage attributes of 10150 and 10180 Pine Valley Drive from their surrounding environment, context, or a significant relationship.</p> | <p>No conservation measures required.</p> | <ul style="list-style-type: none"> No impact | <p>See Assessment Rationale.</p> |



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| Potential adverse impacts | Heritage attributes at risk of impact | Predicted impact without mitigation (magnitude/ reversibility/ extent/ duration/ & frequency) | Assessment Rationale | Recommended General Conservation/ Mitigation Measures | Predicted residual impact | Rationale |
|---|---|--|--|--|---|---|
| associated landscaping and parking | | | | | | |
| <p><i>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features</i></p> <ul style="list-style-type: none"> ■ Addition of a 2-storey adjacent structure with contemporary design and materials, and associated landscaping and parking ■ Removal of vegetation surrounding the protected heritage property of 10150 Pine Valley Drive | All heritage attributes identified at 10150 and 10180 Pine Valley Drive | <ul style="list-style-type: none"> ■ Major adverse ■ Irreversible ■ Widespread ■ Permanent ■ Continuous | <p>If vegetation is removed from the south property line, views of St. Paul's Presbyterian Church from Major Mackenzie Drive would be indirectly impacted by the larger and more architecturally prominent mausoleum.</p> <p>Any structures erected south of the Caretaker's House on 10180 Pine Valley Drive would directly obstruct the significant visual connection between the house and the church and graveyard at 10150 Pine Valley Drive.</p> | <ul style="list-style-type: none"> ■ Buffer zones, site plan control, and other planning mechanisms ■ Design guidelines that harmonize mass, setback, setting, and materials <p>See Section 7.0.</p> | <ul style="list-style-type: none"> ■ Negligible adverse ■ Irreversible ■ Widespread ■ Permanent ■ Continuous | <p>Even with implementation of mitigation measures, development of the Study Area will alter the historic and existing rural setting of the church and will diminish its prominence in views from the south on Major Mackenzie Drive. However, with the setback and relatively low massing of the proposed development, as well as retention of screening vegetation on the south property line, the visual impact is predicted to be negligible (see modelled change to view from Major Mackenzie Drive, APPENDIX G).</p> <p>No structures are proposed for 10180 Pine Valley Drive, and the primary access road will not create a significant visual intrusion.</p> |
| <p><i>A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces</i></p> <ul style="list-style-type: none"> ■ Addition of an adjacent structure used as a mausoleum | All heritage attributes identified at 10150 and 10180 Pine Valley Drive | <ul style="list-style-type: none"> ■ No impact | Use of the Study Area as a mausoleum continues the current land use as a place of worship and memorialization. | No conservation measures required. | <ul style="list-style-type: none"> ■ No impact | <p>See Assessment Rationale.</p> <p>Operation of the Study Area as a mausoleum will have beneficial impacts since it respects the existing land use, and may result in increased public access and appreciation of the heritage attributes of 10150 and 10180 Pine Valley Drive.</p> |
| <p><i>Land disturbances such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource</i></p> <ul style="list-style-type: none"> ■ Addition of a 2-storey adjacent structure with associated parking and landscaping ■ Removal of vegetation surrounding the protected heritage property of 10150 Pine Valley Drive. | All heritage attributes identified at 10150 and 10180 Pine Valley Drive | <ul style="list-style-type: none"> ■ Major adverse ■ Irreversible ■ Widespread ■ Permanent ■ Continuous | Development in the Study Area may significantly change the current drainage patterns, potentially resulting in flooding and water and frost damage to the church, graveyard, and Caretaker's House. | <ul style="list-style-type: none"> ■ Alternative development approaches <p>See Section 7.0.</p> | <ul style="list-style-type: none"> ■ No impact | With standard landscaping mitigation, risk of impact to the Study Area's heritage attributes from land disturbance will be removed. |

6.3 Official Plan Policies

Table 2 below provides an assessment of the proposed development in the Study Area using the applicable heritage objectives and policies presented in the City's *Official Plan*.

Table 2: Official Plan Policy Assessment.

| OFFICIAL PLAN POLICY | ASSESSMENT |
|--|---|
| 6.2 Heritage Protection and Designation | |
| 6.2.2 Designated Heritage Properties | |
| 6.2.2.9 That for all development applications, demolition control applications and infrastructure projects adjacent to a designated property and adjacent to a Heritage Conservation District, the proposal is compatible by: | |
| a. respecting the massing, profile and character of adjacent heritage buildings; | Partially meets policy The proposed development respects adjacent heritage buildings in massing, though not in character and profile. However, this is mitigated by use of vegetation to screen the new development. |
| b. maintaining a building width along the street frontage that is consistent with the width of adjacent heritage buildings; | Not applicable. None of the proposed development will front Pine Valley Drive. |
| c. maintaining the established setback pattern on the street; | Not applicable. None of the proposed development will front Pine Valley Drive. |
| d. being physically oriented to the street in a similar fashion to existing heritage buildings; | Not applicable. None of the proposed development will front Pine Valley Drive. |
| e. minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas; | Meets policy. The two-storey height proposed for the new construction will not cast significantly new amount of shadow that will adversely affect the adjacent heritage properties (see assessment above and APPENDIX F). |
| f. having minimal impact on the heritage qualities of the street as a public place; | Meets policy. Through use of vegetation as screening the proposed development will have a minimal impact on the heritage qualities of the graveyard, and views of St. Paul's Presbyterian Church from Major Mackenzie Drive. |
| g. minimizing the loss of landscaped open space; | Meets policy. Landscaped open space between 10150 Pine Valley Drive and the Caretaker's House will not be affected. |
| h. designing any permitted above-grade parking facilities, so that they are integrated into the development in a manner that is compatible with the heritage surroundings; and, | Meets policy. All parking will be a distance from the heritage attributes of 10150 and 10180 Pine Valley Drive and screened by existing and new vegetation. |
| i. requiring local utility companies to place metering equipment, transformer boxes, power lines, conduit equipment boxes and other utility equipment and devices in locations that do not detract from the visual | Not applicable. |

| OFFICIAL PLAN POLICY | ASSESSMENT |
|--|------------|
| character or architectural integrity of the heritage resource. | |

6.4 Results of the Impact and Policy Assessment

The preceding assessment has determined that if the conservation and mitigation measures recommended in Section 7.0 of this CHIA are implemented, the proposed development of the property:

- Will indirectly impact the cultural heritage attributes of 10150 Pine Valley Drive, **but to a negligible extent**; and,
- Will comply with the heritage policies of the heritage policies of Section 6.2.2.9 in the City's *Official Plan*.

7.0 CONSIDERATION OF ALTERNATIVES & RECOMMENDATIONS

There is no single, correct way to mitigate the impacts of new construction on historic properties. Best practice for heritage conservation generally attempts *minimal intervention*, that is, maintaining a property in as close to the condition it was encountered. In reality, economic and/or technical site considerations may require an alternate method to conserve the cultural heritage value of the structure or property.

Based on an assessment of draft plans and elevations of the proposed development, Golder suggested the following measures in the planning phase for this project (August 2017):

- Incorporate into the design or materials some reference to St. Paul's Presbyterian Church, such as red brick or Romanesque revival arches. This will demonstrate that the protected heritage property has been considered in the design, but also show some historical continuity between the land use of the two properties; and,
- Screening the new development on the east and south boundary with tall vegetation will also help to preserve the current setting of the Church and graveyard, as well as the Caretaker's House.

A number of constraints guided subsequent design decisions, which precluded referencing the St. Paul's Presbyterian Church in the new development. However, Evergreen adopted the advice to screen the development with vegetation on the east and south boundaries, except where the new emergency access is required. This landscaping measure is predicted to compensate for the identified impacts.

To mitigate the other potential impacts posed by the proposed development, and to ensure that the CHVI and heritage integrity of St. Paul's Presbyterian Church & graveyard at 10150 Pine Valley Drive and Caretaker's House at 10180 Pine Valley Drive are conserved, Golder recommends the following actions:

During Construction

■ Site plan control & communication

- The boundaries of the protected heritage property of 10150 Pine Valley Drive and the Caretaker's House at 10180 Pine Valley Drive boundaries should be clearly marked on project mapping and communicated to all project personnel.

■ Create a physical buffer

- Temporary fencing should be erected at a 5 m distance south of the footprint of St. Paul's Presbyterian Church and either side of the proposed emergency access route, to ensure that all excavation, paving, and associated heavy vehicle traffic during construction will not impact the foundations of the church or headstones in the graveyard.

■ Monitor for vibration impact during adjacent construction

- Continuous ground vibration monitoring should be carried out near the foundations of St. Paul's Presbyterian Church and in the older section (north portion) of the graveyard using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three (3) orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data.
- The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g. 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified. In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.

■ Ensure trees required for removal are felled away from the protected heritage property

- Trees to be removed for the emergency access or due to poor health should be felled, limbed, sectioned and removed outside the boundaries of 10150 Pine Valley Drive.

Long-term Actions

■ Continue maintenance of the heritage attributes of 10150 and 10180 Pine Valley Drive;

- If more intensive use of the Caretaker's House is anticipated, preparing a conservation plan detailing the appropriate treatment (i.e., preservation, rehabilitation, or restoration) and required actions should be considered.

■ Discourage use of the emergency access as a public entrance to the new development.

- Vehicle traffic near St. Paul's Presbyterian Church may have a significant adverse effect on the structural integrity of the building through vibration or potential collision.

8.0 SUMMARY STATEMENT

Research and field investigations conducted for this CHIA confirms the high level of heritage integrity of St. Paul's Presbyterian Church & graveyard at the protected heritage property of 10150 Pine Valley Drive, and the cultural heritage value or interest of the Caretaker's House at the listed heritage property of 10180 Pine Valley Drive.

With implementation of the conservation measures recommended in Section 7.0 of this CHIA, the proposed mausoleum development will have a negligible adverse impact on the heritage attributes of 10150 and 10180 Pine Valley Drive, and may beneficially impact the preservation, and public understanding and appreciation, of the church, graveyard and Caretaker's House. Overall Golder recommends that:

- *The 'Serenity Valley' mausoleum development be approved as proposed.*

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Report Signature Page

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APPENDIX A

Designating bylaw



THE TOWN OF VAUGHAN BY-LAW

NUMBER 133-88

A By-law to designate St. Paul's Presbyterian Church located on the property known municipally as 10150 Pine Valley Drive, Vaughan, in the Town of Vaughan, Regional Municipality of York as being of architectural value or interest.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1980, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural and/or historic value or interest; and,

WHEREAS the Council of the Corporation of the Town of Vaughan has caused to be served on the owners of the lands and premises known as St. Paul's Presbyterian Church, 10150 Pine Valley Drive, Vaughan, being Part of Lot 22, Concession 7, in the Town of Vaughan, in the Regional Municipality of York, more particularly described in Schedule "A" attached hereto; and upon the Ontario Heritage Foundation, notice of intention to designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks; and,


WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality:

NOW THEREFORE the Council of the Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. There is designated as being of architectural value or interest the building known as St. Paul's Presbyterian Church, 10150 Pine Valley Drive, Vaughan, being Part of Lot 22, Concession 7, in the Town of Vaughan, in the Regional Municipality of York, more particularly described in Schedule "A" attached hereto.
2. The reasons for designation are set out in Schedule "B" attached hereto.
3. The Town Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A", attached hereto, in the proper land registry office.
4. The Town Clerk is hereby authorized to cause a copy of this By-law to be served on the Owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the same newspaper in which notice of intention to so designate was published once of each of three consecutive weeks.

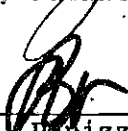
READ a FIRST and SECOND time this 7th day of March, 1988.


 L.D. Jackson, Mayor


 R.A. Panizza, Town Clerk

READ a THIRD time and finally passed this 7th day of March, 1988.


 L.D. Jackson, Mayor


 R.A. Panizza, Town Clerk

DESCRIPTION OF LANDS

All and singular that certain parcel or tract of land and premises situate, lying and being in the Town of Vaughan, in the Regional Municipality of York in the province of Ontario and being composed of Lot 22, Concession 7, being Parts 5 and 6, Plan 64R-1447, Town of Vaughan, Regional Municipality of York.

PROPERTY: St. Paul's Presbyterian Church
ADDRESS: 10150 Pine Valley Drive
Part of Lot 22, Concession 7
Town of Vaughan
ORIGINAL OWNER: Trustees, St. Paul's Presbyterian Church
CONSTRUCTION DATE: 1888

REASON FOR DESIGNATION: St. Paul's Presbyterian Church is recommended for designation for architectural and historical reasons.

The church is an excellent example of the Romanesque Revival style, distinguished by an elaborate tower and polychromatic brickwork. The colourful rubble stone foundation was laid to complement the red brick-clad body to which buff brick was applied and voussoirs, string courses, mock pilasters, and checkerboard patterns on the tower face. This patterning, recalling mosaic tile, and roundheaded openings represent specific Romanesque features.

The church, the second to occupy the site, was constructed in 1888 by carpenter Thomas Wright and mason David Johnson.

ST. PAUL'S PRESBYTERIAN CHURCH

10150 PINE VALLEY DRIVE

VAUGHAN

LOT 22, CONCESSION 7

HISTORICAL BACKGROUND

St. Paul's Presbyterian Church, the second church to occupy the site, was constructed in 1888 on a small portion of Lot 22 in the 7th Concession of Vaughan Township. On April 27, 1844, Reverend Peter MacNaughton and six others acquired one acre of land in the southeast corner of the lot from Robert, William and James McBride. By 1851, the Decennial Census recorded that an established Presbyterian Church with a capacity of 300 was situated on the property of Peter Snyder (sic), a farmer and "sawier" whose own religion was listed as "none particular".

In 1831, ministers of the Church of Scotland in both Upper and Lower Canada organized the "Synod of the Presbyterian Church in Canada in connection with the Church of Scotland". In accordance with the accepted hierarchy, the Presbytery of Toronto was created, it in turn overseeing Sessions composed of one or more congregations in the city and surrounding counties. This official framework did not mark the introduction of Presbyterianism to Vaughan: the Richmond Hill congregation was formed in 1817, the Maple group in 1829. Churches were constructed in these villages in 1821 and 1832, respectively. A census taken in 1842 indicated that one-third of the population of Vaughan Township was Presbyterian.

While the first Presbyterian church building on Lot 22 appeared in 1844, the organization of its congregation began in 1837 when it was arranged for Reverend MacNaughton of St. Andrew's Church, Maple to hold services alternately every third Sunday for congregations at the "Humber" (later served by Knox Church, Elder's Mills) and the "Upper Corner" (the area north of Major Mackenzie Drive, Concessions 6 through 8). Various arrangements to serve both localities were attempted until 1843 when the two groups united. Services, which had moved between various houses as convenient, were finally held at the farm of Neil McEachern in the vicinity of Maple Road (Major Mackenzie) and Concession 7. This neighbourhood was chosen as the location for a new church; its proximity to the

Maple congregation was probably a factor in this decision. Prior to 1863 when the name "St. Paul's" was adopted, the church was known as "St. Andrew's on the 7th Concession". This practice recognized the fact that the two congregations formed one Session, with a joint communion roll, until 1960. A simple frame church, with dimensions of 38 by 30 feet, was constructed by carpenter Michael Peterman at a cost of 59 pounds, 10 shillings and sixpence, excluding lumber and additional labour. Drive sheds, located across the concession road (Lot 21, Concession 6), were leased from the Constable family.

For over a decade, between 1848 and 1859, the congregation functioned without a settled minister. Despite suggestions that a disagreement over the use of English or Gaelic -- services were conducted in both languages -- contributed to the failure to attract a religious leader, a more plausible explanation is the lack of a glebe, or churchland including a benefice. Reverend MacNaughton (who served from 1832 to 1844, and 1847 to 1848) had acquired, along with his brother, Donald, and nephew, Peter, several tracts of land throughout Vaughan. One small allotment was set in the southeast corner of Lot 21, Concession 7, directly south of the church. The minister apparently resided in a log cabin on this property until he left the district in 1848. Following appeals to the Clergy Reserves Commission, church trustees received funds allowing them to acquire an additional seven acres at the front (east) of Lot 22 from Peter Snider for 96 pounds in 1855. A manse was never constructed as a debate arose between the congregations of St. Andrew's and St. Paul's over where their minister should reside. In October 1858, a committee appointed by the Presbytery of Toronto reported that a dwelling had been purchased in the village of Maple.

By 1876, Session minutes indicate that the congregation of St. Paul's had grown to the extent that it could afford to raise three-fifths of the minister's stipend. In September, 1887, a decision was undertaken to proceed with the construction of a larger church on the same site. A building committee composed of Archibald Cameron, David Elder, Alexander Malloy, Dugald McDonald, Charles McLean, Dugald McMurchy, Andrew McNeil, and Charles McNeil, employed carpenter Thomas Wright of Woodbridge and mason David Johnson of Maple to oversee the construction. Work began in February, 1888, with a bee for hauling bricks, followed by the laying of the cornerstone on July 1, 1888. On January 13, 1889, the first services were held in the completed building.

The church was redecorated during the tenure of Reverend William Back, who served between 1901 and 1907. The congregations of St. Andrew's and St. Paul's, together with other members of the Presbyterian Church in Canada (united in 1875), elected to remain Presbyterian when the United Church of Canada (composed of Methodists, Presbyterians and Congregationalists) was formed in 1925. In 1944, the 100th anniversary of the founding of St. Paul's was celebrated with the repainting of the church both inside and out. In 1959 the joint Session of St. Andrew's, Maple, and St. Paul's, Vaughan, debated a request that the two churches hold separate congregational meetings and communions. While the official relationship between the two bodies was severed one year later, the churches remain linked by their shared history.

St. Paul's Presbyterian Church is surrounded on three sides, excluding the eastern approach, by a cemetery. It is difficult to determine when the first burials took place. The earliest recorded burials predate the acquisition of the land by church officials, implying that several bodies were re-interred on the site.

Following the purchase of the property and construction of the first church in 1844, ninety cemetery plots were laid out in 1849. According to a map of the grounds dated to 1864, plots numbered from 1 to 47 were located south of the church building running east to west, while numbers 48 to 94 were set to the north running west to east. The map indicates that lots 95 to 102, situated behind the church, were "reserved until all others taken up". An additional forty unnumbered lots were situated along the north edge of the site, while a "stranger's plot", accommodating about six bodies, was set aside against the west property line.

The Burial Register indicates that six people were interred whose dates of death or burial remain unrecorded. This group included two females, surname Wiseman, who died of "snakeberry poisoning". The earliest grave marker -- although not necessarily the first burial -- is that of Donald McKinnon who died on November 1, 1840, age six years. Records suggest that eight bodies apparently interred prior to 1844 were relocated to the grounds

Cemetery plots were cared for by family members or interested parties until January 1925, when "it was desired to appoint a committee for the purpose of improving the burying grounds and making it a cemetery". To solicit

subscriptions to an endowment fund, the committee composed an eloquent letter, noting that

this "city of our dead" has been used for the past eighty years and continues to be the "last sleeping place" of those called home from the rank and file of a worthy and dauntless congregation.

Plans were made to raise \$2000 to purchase government bonds, using the interest "to perpetuate and prolong the maintenance of this silent corner to the end of time". While a two-storey brick caretaker's house was purported to have been built in 1913, the cemetery committee reported in 1925 that "lately a caretaker's house has been erected".

In 1957 an adjacent landowner offered the committee one acre of land to the south, in exchange for two plots within the parcel; a section measuring 180 by 210 feet was acquired in 1960. Three years later, a member of the congregation donated the iron fence which secures the grounds. In 1966, the cemetery committee met to "discuss the possibility of putting in foundations to erect the monument slabs now lying on the ground" to the north of the church. This project, completed in September 1966, involved the placement of about fifteen 19th century markers in a flat concrete slab, including a granite plaque inscribed as follows: This area re-erected September 1966 in memory of the pioneers of this community and congregation.

In 1969 the cemetery committee discussed a plan "whereby Vaughan Township would take over the assets of the various cemeteries and burying grounds situated in Vaughan Township and operate and maintain them in a perpetual care manner". Two years later, the church management board and the cemetery committee recommended that the cemetery be transferred to the municipality. The caretaker's house was sold in 1973.

The site was recorded as a pioneer burial ground in 1973 and 1974. The information gathered includes twenty-eight family names, and indicates the particular Scottish origins -- including Argyleshire, Dumfries and the Island of Mull -- of the founding members of the congregation.

ARCHITECTURAL DESCRIPTION

St. Paul's Presbyterian Church is a handsome example of a Romanesque Revival church, distinguished by an elaborate tower and polychromatic brickwork. This style, identified by its round-arched openings, enjoyed a resurgence of popularity in North America between 1870 and 1910. According to architectural historians,

the descriptive label "Romanesque" refers to the reintroduction of classical Roman architecture after the Dark Ages had all but extinguished it, especially the Roman arch as it appeared in the massive-walled abbeys that rose across Europe in the 10th and 11th centuries. The Victorians revived the form, calling it the "round-arched style". Architects here (Canada) occasionally used Romanesque Revival for churches (especially Presbyterian), but like Britain and unlike the United States, Toronto preferred Gothic. (Patricia McHugh, Toronto Architecture, 18)

The gabled end wall of St. Paul's Church, with projecting tower forming the principal facade, faces eastward onto Pine Valley Drive. The brick over wood frame building rests on a rubble stone foundation, featuring stones of various colours, shapes and sizes laid in mortar to create a pattern which complements the polychromed detailing throughout. The tower and body of the church are clad in red brick laid in stretcher bond, which provides a plain palette for the introduction of patterned brickwork. Buff, or uncoloured brick is applied for voussoirs (on all structural openings above the foundation), string courses, pilasters, mock buttresses, and decorative blocks on the tower face.

The principal entry is set in the base of the tower, consisting of a single-leaf, semi-circular (headed) door outlined by an arcade created by a voussoir which merges into narrow pilasters rendered in red brick. The width of the voussoirs, and others throughout, indicates Romanesque influence. The doorway is further flanked by single-storey mock buttresses (of Gothic inspiration), the tops of which are linked by a double string course. A datestone is set midway up the tower. Overhead, two narrow windows with continuous heads and stained glass panels are indented slightly, turning the voussoirs above into a corbel, or false arch. From this point upward, all four exterior walls of the tower are treated in an identical manner. A large area of wall-space is ornamented by a combination of red and buff brick laid in a checkerboard pattern, recalling the mosaic tiles applied to Romanesque

buildings. Each 'check' is composed of a stretcher with two headers above and below, adding textural interest to the polychromatic surface. A double course of buff brick stretchers separates this elaborate area from a trio of round-headed louvred windows whose continuous voussoirs produce an undulating pattern in contrast to the geometric treatment below. Stepped red brickwork forms a base for the pyramidal roof, clad (at present) with asphalt shingles, culminating in a weathervane.

The side elevations (north and south), beneath the extended eaves of the steeply-pitched gable roof, are divided into four bays by five buff brick pilasters which are extended to ground level by projections in the foundation. Each bay contains a round-headed window, more Italianate than Romanesque, with voussoirs and lug sill. Directly beneath, four segmental windows, much reduced in height, are set into the foundation. All windows are filled with multi-paned stained glass, a concession to Gothic Revival styling.

The rear (west) elevation is divided by a buff brick pilaster, terminating at the apex of the roof where a tall chimney stack is inset. A small gable-roofed shed is attached to the northwest corner, while a slightly larger concrete block tail with doorway adjoins the southwest corner, its shed roof forming a platform supporting the eavestroughs.

The choice of an overall Romanesque Revival design for the second St. Paul's Church is an interesting one in an area dominated by the Gothic Revival. The congregations of late 19th century churches in Richmond Hill (1880) and Elder's Mills (Knox Presbyterian Church, built 1883, now in ruins) favoured substantial, yet standard Gothic designs. Of more immediate interest, perhaps, was the second St. Andrew's Church, Maple, built in 1862. The simple Carpenter's Gothic design, which employed frame construction to advantage, was described by The Presbyterian as "a model of taste and elegance". Despite such precedents, St. Andrew's Presbyterian Church, constructed at 189 King Street West, Toronto, in 1874 to 1875, introduced a Romanesque Revival design, with multiple round-arched openings and asymmetrical tower. The style may be described as less ostentatious and more democratic than the Gothic, yet equally picturesque. These qualities are evident in St. Paul's Church, where the solidity and colourful surfaces of the structure create a visual surprise for the passerby. The economy of its detailing and the interplay of the polychromed surfaces reflected, apart from the expertise of the mason, a throwback to medieval Scottish buildings, suitable for this congregation.

St. Paul's Presbyterian Church is situated on a rise of land that extends into Kortright conservation area to the west. The churchyard, including the cemetery, is delineated by a decorative iron fence and perimeters of mature trees. The grave markers surrounding the church proper are indicative of the evolution of the site, ranging from remnants of the simple, often evocative stones of the mid-1800s, through the grandiose monuments of the late Victorian era, to the standardized granite markers of the present century.

Kathryn Anderson
October 1987

APPENDIX B

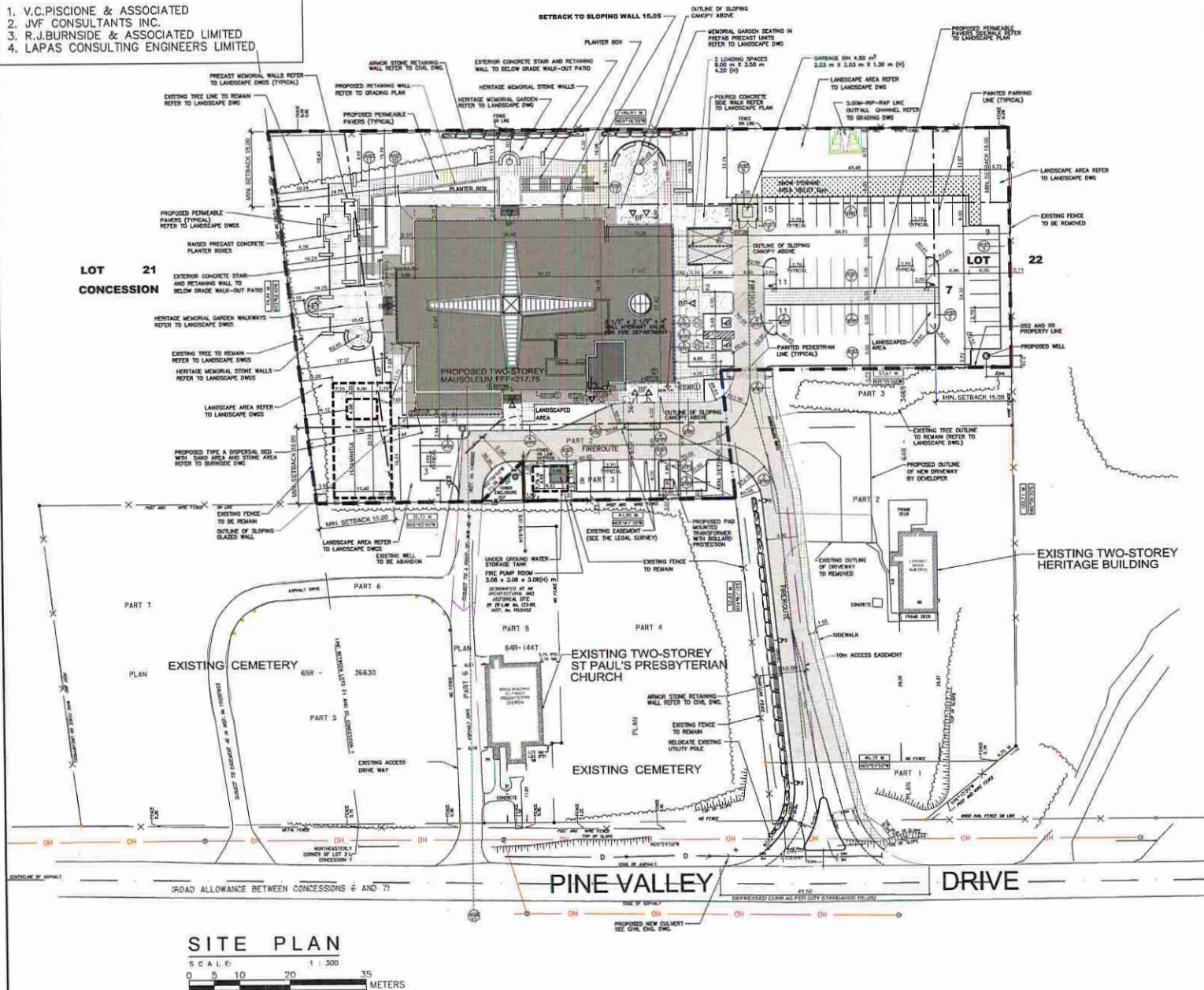
Legal Survey Plan, courtesy Nanfara & Ng Surveyors Inc.

APPENDIX C

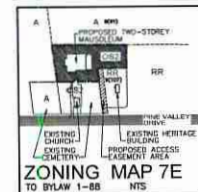
Serenity Valley Mausoleum - Plans & Elevations

NOTE:
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH DRAWING PREPARED BY:

1. V.C.PISCIONE & ASSOCIATED
2. JVF CONSULTANTS INC.
3. R.J.BURNSIDE & ASSOCIATED LIMITED
4. LAPAS CONSULTING ENGINEERS LIMITED



SITE PLAN
SCALE: 1 : 300
0 5 10 20 35 METERS



PLAN OF SURVEY OF
**PART OF LOTS 21 AND 22
CONCESSION 7
CITY OF VAUGHAN**
REGIONAL MUNICIPALITY OF YORK

Nantasia Ling Surveyors Inc.
PROFESSIONAL LAND SURVEYORS
1500 SHEPPARD AVE. E. SUITE 200, SCARBOROUGH, ONT. M1S 1T5
(416) 291-8888 FAX (416) 291-8889

NOTES
THIS PLAN WAS PREPARED FOR THE SOLE USE OF THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE.
ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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LEGEND

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| 1 | PROPOSED LIGHT SHADES (REFER TO ELECTRICAL DWG) |
| 2 | PROPOSED LIGHT SHADES (REFER TO ELECTRICAL DWG) |
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| 14 | PROPOSED LIGHT SHADES (REFER TO ELECTRICAL DWG) |
| 15 | PROPOSED LIGHT SHADES (REFER TO ELECTRICAL DWG) |

REVISIONS

| No. | DESCRIPTION | DATE |
|-----|-----------------------|-----------|
| 4 | ISSUED FOR S.P.A. | FEB 02/18 |
| 3 | REVISED PER CLIENT | DEC 12/17 |
| 2 | UPDATED SUPPLY SYSTEM | NOV 27/17 |
| 1 | FOR CLIENT REVIEW | JULY 4/17 |

AVERAGE GRADE CALCULATION

| POINT NUMBER | ELEVATION | LOCATION |
|---------------|-----------|---------------|
| 1 | 215.85 | NE CORNER |
| 2 | 215.75 | NE ENTRANCE |
| 3 | 215.68 | - |
| 4 | 215.70 | EAST DOOR |
| 5 | 215.75 | EAST ENTRANCE |
| 6 | 215.68 | - |
| 7 | 215.70 | SE CORNER |
| AVERAGE GRADE | 215.714 | |
| | 215.71 | |

PROPOSED TWO-STORY MAUSOLEUM FOR SERENITY VALLEY MAUSOLEUM

10150 PINE VALLEY DRIVE CITY OF VAUGHAN
DATE: 17.07.04 DRAWN BY: HRS CHECKED BY: DMS
SHEET TITLE: **SITE PLAN**

TOTAL: 1 : 300 SHEET NO.: **A-100**
PROJECT: 2017 - 31

NOTE:
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE CONSULTANT AND MUST BE KEPT IN CONFIDENCE UNLESS OTHERWISE STATED.
DO NOT SCALE DRAWINGS.

NOTE:
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GENERAL NOTE:
1. REFER TO DWG. A-101 FOR GENERAL NOTES AND DETAILS

SITE LEGEND

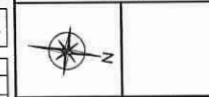
| | |
|---|--|
| 1 | PROPOSED TWO-STORY MAUSOLEUM |
| 2 | PROPOSED SNOW STORAGE AREAS (2' OF LOT AREA) |
| 3 | HEAVY DUTY ASPHALT |
| 4 | PROPOSED PERMEABLE PAVERS |
| 5 | CONCRETE PAVING |
| 6 | MEMORIAL STONE WALL |
| 7 | BARBER FREE ENTRY |

SITE LEGEND

| | |
|----|---|
| 1 | NEW WALL (HORIZONTAL) |
| 2 | BARBER FREE PARKING SPACE |
| 3 | BARBER FREE PARKING SIGN |
| 4 | CONCRETE/PAV |
| 5 | BARBER FREE CONNECTION |
| 6 | FIRE TRUCK AND WASTE COLLECTION ROUTE |
| 7 | NO PARKING FREE ROUTE SIGN |
| 8 | PROPOSED GARBAGE CONNECTION |
| 9 | EXISTING BUILDING |
| 10 | PAINTED SIGNPOST |
| 11 | PROPOSED LIGHT SHADES (REFER TO ELECTRICAL DWG) |
| 12 | PROPOSED LIGHT SHADES (REFER TO ELECTRICAL DWG) |
| 13 | PROPOSED LIGHT SHADES (REFER TO ELECTRICAL DWG) |
| 14 | PROPOSED LIGHT SHADES (REFER TO ELECTRICAL DWG) |
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| 29 | PROPOSED LIGHT SHADES (REFER TO ELECTRICAL DWG) |
| 30 | PROPOSED LIGHT SHADES (REFER TO ELECTRICAL DWG) |

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DESIGNER:
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Suite 200, 185 Alton Drive, Concord, Ontario L4K 3C4
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PROPOSED TWO-STORY MAUSOLEUM FOR SERENITY VALLEY MAUSOLEUM

10150 PINE VALLEY DRIVE CITY OF VAUGHAN
DATE: 17.07.04 DRAWN BY: HRS CHECKED BY: DMS
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