



January 25, 2016

ATTACHMENT 6 2057 MAJOR MACKENZIE

CULTURAL HERITAGE IMPACT ASSESSMENT

2057 Major Mackenzie Drive West
Part of Lot 20, Concession 3 in former Township
of Vaughan
City of Vaughan, Ontario



Submitted to:
Shelby Blundell, BURPI
Weston Consulting
201 Millway Avenue, Suite 19
Vaughan, Ontario
L4K 5K8

Report Number: 1539132-R01

Distribution:

1 E-Copy - Weston Consulting
1 E-Copy - Golder Associates Ltd.

REPORT





Executive Summary

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

In 2015, Golder Associates Ltd. conducted a Cultural Heritage Impact Assessment (CHIA) for Weston Consulting at 2057 Major Mackenzie Drive West, Vaughan, Ontario. The 1.736-acre property is inscribed on the City of Vaughan's *Listing of Buildings of Architectural and Historical Value*, and includes 'Joshua Oliver House'—a two-storey, stone and wood-frame residence originally constructed c.1837—and two outbuildings. The CHIA was initiated to evaluate the potential impacts on Joshua Oliver House by the planned development of three, three-storey and 86-unit stacked townhouses with underground parking.

Following guidelines provided in the Ministry of Tourism, Culture, and Sport's *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process* and the City of Vaughan's *Guidelines for Cultural Heritage Impact Assessment Reports*, this CHIA includes: a land use history to identify heritage themes and understand the property within a regional context; results of a field investigation conducted to identify potential built heritage resources and cultural heritage landscapes; an evaluation of any identified resources using criteria prescribed in *Ontario Regulation 9/06*; and an assessment of whether the development will negatively impact cultural heritage resources on the property or on adjacent properties.

This CHIA determined that:

- The original stone portion of Joshua Oliver House **exhibits** cultural heritage value or interest;
- The stone and wood-frame wing and second-storey addition of Joshua Oliver House **does not** exhibit heritage value or interest; and,
- The outbuildings at 2057 Major Mackenzie Drive West **do not** exhibit heritage value or interest.

Based on these results, Golder recommends that:

- Joshua Oliver House should be conserved *in situ* and restored to its original configuration;
- The rear stone and wood-frame wing and second-storey addition can be removed without negatively impacting the heritage attributes of Joshua Oliver House; and,
- The outbuildings can be removed without negatively impacting the heritage attributes of Joshua Oliver House and 2057 Major Mackenzie Drive West.
- A heritage conservation plan should be drafted to guide the restoration and future development of the original stone portion of Joshua Oliver House; and,
- To minimize negative impact from shadows, surrounding development should be placed at a distance that incorporates a 45-degree angular plane from the height of Joshua Oliver House.



Project Personnel

Project Director	Carla Parslow, Ph.D., Associate, Senior Archaeologist
Project Manager	Jamie Lemon, M.A., Project Archaeologist
CHIA Lead	Henry Cary, Ph.D., Built Heritage Specialist / Archaeologist Michael Greguol, M.A., Cultural Heritage Specialist
Historical Research	Michael Greguol, M.A. Cultural Heritage Specialist Henry Cary, Ph.D., Built Heritage Specialist / Archaeologist
Report Production	Henry Cary, Ph.D., Built Heritage Specialist / Archaeologist Michael Greguol, M.A., Cultural Heritage Specialist Dave Hoskins, CAD/GIS Team Leader Liz Yildiz, Administrative Assistant
Senior Review	Hugh Daechsel, M.A., Principal, Senior Archaeologist

Acknowledgments

Weston Consulting	Shelby Blundell, BURPI, Planner
ICON Architects Inc.	Kimberly Auksi, B. Arch.
City of Vaughan	Jill Shaw, M.I., Archival Records Analyst Daniel Rende, M.Pl., Cultural Heritage Coordinator



Table of Contents

EXECUTIVE SUMMARY i

PROJECT PERSONNEL ii

1.0 INTRODUCTION..... 1

2.0 POLICY FRAMEWORK..... 1

 2.1 The Ontario *Planning Act* and *Provincial Policy Statement* 1

 2.2 The *Ontario Heritage Act* and Municipal Policies 3

 2.3 City of Vaughan Official Plan 4

 2.3.1 Site Specific Policies 4

 2.4 City of Vaughan Design Guidelines 5

 2.5 Federal and International Heritage Policies 5

3.0 SCOPE AND METHOD 6

4.0 DOCUMENTARY HISTORY 9

 4.1 Vaughan Township, York County 9

 4.2 Study Area 10

5.0 STRUCTURAL HISTORY 16

 5.1 A note on the terms 16

 5.2 Structural History 16

 5.2.1 Phase 1: c. 1837 to c. 1940 16

 5.2.2 Phase 2: c. 1940 to 1988 17

 5.2.3 Phase 3: 1988 to 2013 17

6.0 RESOURCE DESCRIPTION 20

 6.1 Cultural Landscape 20

 6.2 Joshua Oliver House 20

 6.2.1 1837 *Cottage Orné*..... 20

 6.2.2 Rear Wing, c. 1940s..... 21

 6.2.3 Second Level, 2013 22

 6.3 Outbuildings..... 22

 6.3.1 Outbuilding 1 (pre-1970) 22

 6.3.2 Outbuilding 2 (post-1988)..... 22



6.4 Resource Description - Figures 23

7.0 EVALUATION UNDER O. REG. 9/06..... 33

7.1 Design/ Physical Value 33

7.2 Historical/ Associative Value..... 34

7.3 Contextual Value 35

7.4 Results of Cultural Heritage Evaluation 35

7.4.1 Heritage Attributes 36

7.4.2 Statement of Cultural Heritage Value..... 36

8.0 PROPOSED UNDERTAKING AND IMPACTS..... 37

8.1 Description of Undertaking 37

8.2 Potential Impacts 37

8.3 Results of Impact Assessment 38

8.4 Proposed Undertaking – Figures 39

8.5 Potential Mitigation 42

8.5.1 Mitigation Options Analysis 42

8.5.2 Results of Mitigation Options Analysis 44

9.0 RECOMMENDATIONS..... 45

10.0 SOURCES 46

11.0 IMPORTANT INFORMATION AND LIMITATIONS OF THIS REPORT 48

12.0 CLOSURE..... 49

FIGURES

Figure 1: Key Plan..... 7

Figure 2: Site Plan..... 8

Figure 3: Single front survey system, 1783-1818..... 9

Figure 4: Study Area, 1878 12

Figure 5: 1942 aerial photograph showing Joshua Oliver House, outbuildings, and barn (Vaughan Archives). 13

Figure 6: 1970 aerial photograph showing Joshua Oliver House at left, driveway off of Major Mackenzie West, and barn south of the house (Vaughan Archives). 13

Figure 7: 1988 aerial photograph showing altered driveway, likely as a result of grade separation for railway (Vaughan Archives). 14

Figure 8: 2002 aerial photograph showing demolition of barn at the rear of the property. Additional outbuildings are visible next to the barn (Vaughan Archives). 14



CHIA - 2057 MAJOR MACKENZIE DRIVE WEST

Figure 9: 2007 aerial photograph showing subdivided property and grading undertaken to accommodate new development (Vaughan Archives).	15
Figure 10: 2013 aerial photograph showing completed residential subdivision and separate lot for Joshua Oliver House (Vaughan Archives).	15
Figure 11: 'Harris Matrix' illustrating the structural sequence for built elements within the Study Area.	18
Figure 12: Construction phase plan of built elements within the Study Area.	19
Figure 13: View facing east from end of the driveway towards Major Mackenzie Drive West showing the grade separation at left.	23
Figure 14: View facing south of the brick walkway that runs from the western edge of the driveway to the side access door.	23
Figure 15: View facing northeast of the west side of the property showing the smooth terrain and gentle slope to the south west.	24
Figure 16: View facing south of the north façade of Joshua Oliver House.	24
Figure 17: View facing northeast of the southwest corner of Joshua Oliver House showing the large stone quoins and coursed rubble masonry.	25
Figure 18: View facing west of the east façade of Joshua Oliver House.	25
Figure 19: View facing north of the south façade of Joshua Oliver House.	26
Figure 20: View facing east of the west façade of Joshua Oliver House. Note the in-filled section in the centre of the stone wall between the two large hinged and fixed-sash windows.	26
Figure 21: Schematic floor plan of Joshua Oliver House.	27
Figure 22: View facing west of the northeast room in Joshua Oliver House. Note the hewn ceiling joists and studs, and wide baseboard.	27
Figure 23: View facing northeast of the rear stone and wood frame wing.	28
Figure 24: View facing northwest of the junction of the wing and original masonry near at the southeast corner of Joshua Oliver House. Note the contrast in stonework between the original construction on the right and the more recent wing construction on the left.	28
Figure 25: View facing west of the keyhole-shaped brick in-fill on the east wall of the wing.	29
Figure 26: View facing south of the interior of the stone portion of the rear wing showing the widely spaced and hewn ceiling joists.	30
Figure 27: Coarse aggregate concrete evident beneath the threshold of the east door of the wing's stone section.	30
Figure 28: Poured concrete foundation evident at the southwest corner of the wing's wood section.	31
Figure 29: View facing northwest of Outbuilding 1.	31
Figure 30: View facing southwest of Outbuilding 2.	32
Figure 31: Site plan showing the proposed development surrounding Joshua Oliver House.	39
Figure 32: Site plan showing the proposed underground parking development surrounding Joshua Oliver House.	40
Figure 33: Elevation of the proposed development surrounding Joshua Oliver House.	41



1.0 INTRODUCTION

In August 2015, Weston Consulting (Weston) retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Resource Impact Assessment (CHIA) of the property at 2057 Major Mackenzie Drive West, Vaughan, Ontario (the Study Area)(Figures 1 and 2) in advance of a proposal to develop three, three-storey, 86-unit stacked townhouses with underground parking. The 1.736-acre lot includes a two-storey, stone and wood-frame house, and two wood-frame outbuildings. The property is currently listed in the City of Vaughan's *Heritage Inventory: Listing of Buildings of Architectural and Historical Value* as a 'Regency Cottage' built in 1837 and known as 'Joshua Oliver House'.

Since the Study Area is a listed heritage property, the City of Vaughan requested a CHIA accompany the development proposal. Following the guidelines presented in the Ministry of Tourism, Culture, and Sport's (MTCS) *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process* (2005) and the City of Vaughan's *Guidelines for Cultural Heritage Impact Assessments* (2015), this document provides:

- A background on the purpose and requirements of a CHIA and the methods used to investigate and evaluate cultural heritage resources;
- An overview of the property's geographic context and history;
- An inventory of the built and landscape features on the property and an evaluation and statement of their significance;
- A description of the proposed development and a summary of potential impacts; and,
- A series of options and recommendations to ensure the heritage attributes on the property or adjacent properties are conserved.

2.0 POLICY FRAMEWORK

2.1 The Ontario *Planning Act* and *Provincial Policy Statement*

The Ontario *Planning Act* and associated *Provincial Policy Statement, 2014* (PPS 2014) provide the legislative imperative for heritage conservation in land use planning. The *Planning Act* requires that all decisions affecting land use planning matters 'shall be consistent with' the PPS 2014, and both documents identify the conservation of significant features of architectural, cultural, historical, archaeological, or scientific interest as also matters of provincial interest. Additionally, PPS 2014 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 importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two sections of the PPS 2014:

- 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* built heritage as those resources that are 'valued 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, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attribute, and integrity are retained.'

Identifying significant heritage resources and determining the most appropriate conservation option is often achieved through a Heritage Impact Assessment (HIA), the purpose of which is defined in the MTCS *Heritage Resources in the Land Use Planning Process* 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. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.'

Evaluation of cultural resources within a HIA is guided by *Ontario Regulation 9/06 (O. Reg. 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:
 - Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - Displays a high degree of craftsmanship or artistic merit; or
 - Demonstrates a high degree of technical or scientific achievement.
- 2) The property has **historic value or associative value** because it:
 - Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
 - Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
 - 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:
 - Is important in defining, maintaining or supporting the character of an area;
 - Is physically, functionally, visually or historically linked to its surroundings; or
 - Is a landmark.

If a property meets one or more of these criteria, it may be designated under Section 29 of the *Ontario Heritage Act*.



To determine the effect a development or site alteration may have on a built heritage resource or cultural heritage landscape, the MTCS *Heritage Resources in the Land Use Planning Process* outlines six potential direct or indirect impacts:

- **Destruction** of any, or part of any, significant heritage attributes, or features;
- **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance.
- **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.

Additionally, the MTCS *Heritage Resources in the Land Use Planning Process* advises how to organize a HIA, although municipal documents may also provide guidance. For this study the City of Vaughan's *Guidelines for Cultural Heritage Impact Assessments* (2015) was also referenced.

2.2 The Ontario Heritage Act and Municipal Policies

The *Ontario Heritage Act* enables municipalities and the province to designate individual properties and districts as being of cultural heritage value or interest. At a secondary level, the province or municipality may 'list' a property on a municipal register to indicate its potential cultural heritage value or interest.

The City of Vaughan maintains a single, inclusive *Heritage Inventory*, which includes:

- Individual buildings or structures designated under Part IV of the *Ontario Heritage Act*;
- Buildings or structures within a Heritage Conservation District 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.

The City's *Listing of Buildings of Architectural and Historical Value* includes Joshua Oliver House, indicating that municipal designation under the *Ontario Heritage Act* may be pursued.

In most municipalities, heritage planning staff and municipal heritage committees report to councils on issues pertaining to the *Ontario Heritage Act*, but if these individuals or bodies are absent, the province may assume responsibility.



2.3 City of Vaughan Official Plan

The City's Official Plan 2010 (Official Plan) 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, heritage conservation districts, areas with cultural heritage character, heritage cemeteries, and archaeological resources.

Section 6.2.3 outlines the requirements for submitting a development plan for a non-designated but listed heritage property, and states that it is the 'policy of Council' under Section 6.2.3.1:

- 'That when *development* [emph. in orig.] is proposed on a property that is not designated under the Ontario Heritage Act but is listed on the *Heritage register*, recognized as a *Cultural heritage character area* or identified as having potential cultural heritage value, the applicant shall submit a *Cultural heritage impact assessment* when:
 - a. The proposal requires an Official Plan amendment, a zoning by-law amendment, a plan of subdivision, a plan of condominium, a minor variance, or a site plan application;
 - b. The proposal involves the demolition of a building or the removal of a building or part thereof or a heritage landscape feature; or
 - c. There is potential for adverse impact to a cultural heritage resource from the proposed *development* activities.

Policies for cultural heritage impact assessments are stated under Section 6.2.4, and align with guidance provided in the MTCS *Heritage Resources in the Land Use Planning Process*.

2.3.1 Site Specific Policies

2057 Major Mackenzie Drive West is specifically mentioned in Volume 2, Section 13 (Site Specific Policies) of the Official Plan. Under Section 13.8, Subsection 13.8.1.1 the policy states that:

- a. 'The existing heritage building shall be maintained, protected, integrated [sic] with the new development on the property in accordance with the policies of the Official Plan;
- b. Existing vegetation should be preserved to the greatest extent possible through the site plan review process;
- c. All required tenant parking spaces shall be located underground and limited visitor parking may be permitted above grade, subject to site plan approval;
- d. The overall development of the lands shall be subject to a comprehensive plan approved by Council, together with the submission of the following reports to be approved through consideration of a site plan application:
 - i. Heritage building preservation plan and architectural design brief guidelines;
 - ii. Existing vegetation assessment and tree preservation plan;
 - iii. Landscape master plan;
 - iv. Shadow study;
 - v. Noise study;
 - vi. Traffic impact study; and,



- vii. Any other reports considered appropriate by the City as set out in Section 10.1.3 of the Official Plan.¹

This CHIA partially addresses section (i) above, and recommends further work to fulfill this policy (see Section 9.0 Recommendations below).

2.4 City of Vaughan Design Guidelines

Although non-binding since the Study Area is not within a heritage conservation district designated under Part V of the *Ontario Heritage Act*, the City has advised in this case that new development consider the principles outlined in Section 6.2.2.6 of the Official Plan and guidance provided in municipal documents such as the City's *Woodbridge Heritage Conservation District Study and Plan (2009)*. Section 6.2.2.6 Subsection e., states that new construction should 'be designed to fit harmoniously with the immediate physical or broader district context and streetscapes, and be consistent with the existing heritage architectural style through such means as:

- i. Being similar in height, width, mass, bulk and disposition;
- ii. Providing similar setbacks;
- iii. Using like materials and colours; and
- iv. Using similarly proportioned windows, doors and roof shape.'

The *Woodbridge Heritage Conservation District Plan* provides further detail and illustration on preferred setbacks and building heights, such as that:

- The setback to adjacent heritage buildings should be at least half the building height; and,
- New buildings should transition from the height of adjacent heritage buildings with a minimum 45-degree angular plane from the height of the heritage building.

On a hip roof structure like Joshua Oliver House, the building height is measured from approximately halfway between the eaves and the ridgeline, and the average elevation of grade.

2.5 Federal and International Heritage Policies

While there are no federal heritage policies applicable to the Study Area, many of the municipal and provincial policies detailed above align in approach to guidance provided in the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada (Second Edition, 2010)*, which were 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)* and the 1983 *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment*.

¹ City of Vaughan, *Official Plan, Vol. 2*, 13-33



3.0 SCOPE AND METHOD

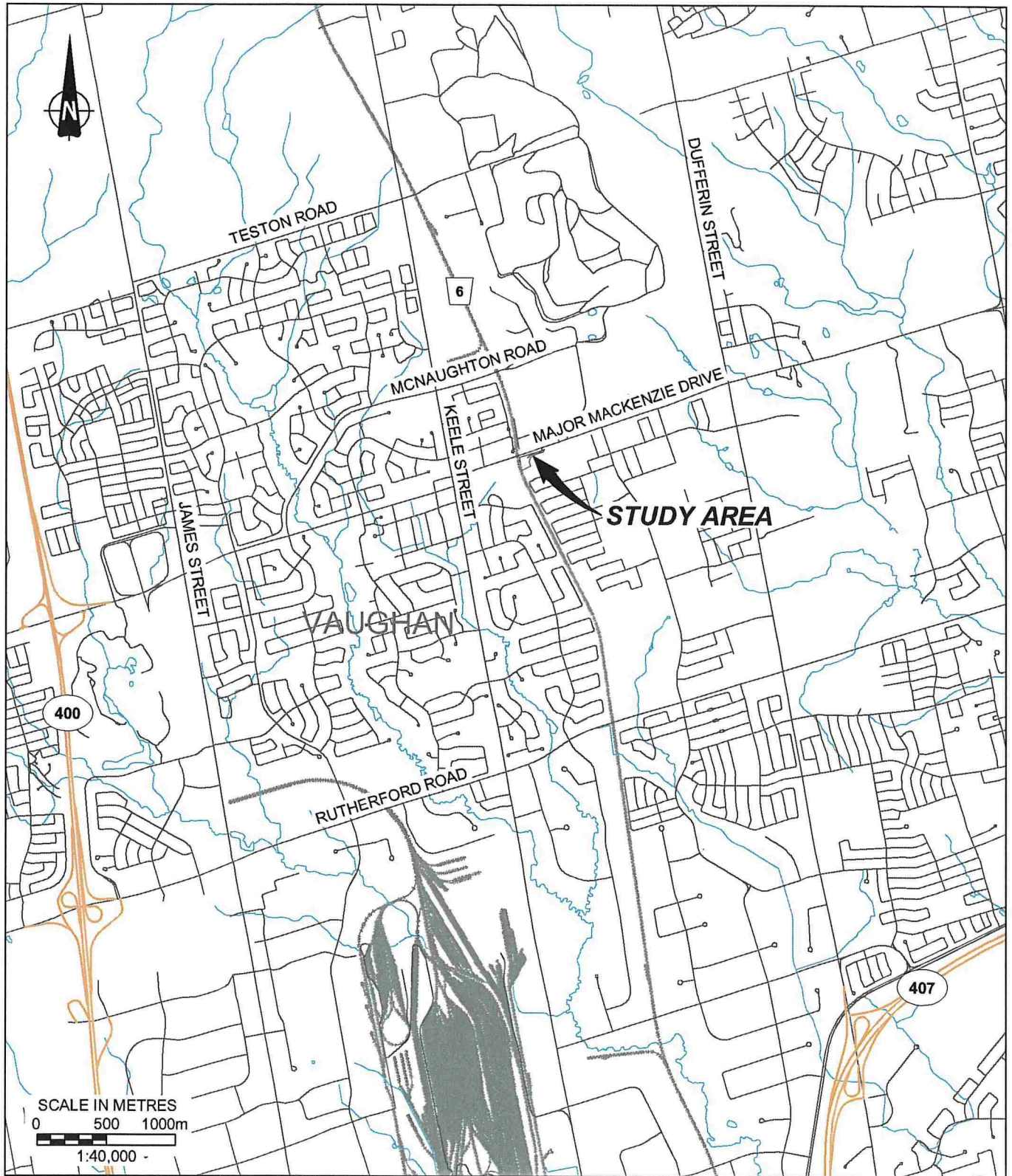
To assess the Study Area, Golder undertook:

- Archival and secondary source research of documents relevant to the Study Area; and,
- Field investigations to document and identify any cultural heritage resources within the Study Area, and to understand the Study Area's wider built and landscape context.

A variety of primary and secondary sources, including historic maps, air photos, land registry and census data, municipal government documents, and research articles were compiled to create a land use history of the Study Area. The field investigations were conducted on September 2 and December 17, 2015 and included accessing and photographing the Study Area and building interiors, documenting Joshua Oliver House using a *Canadian Inventory of Historic Buildings Recording Form* (1980 edition), and documenting the outbuildings and cultural landscape following methods outlined in Brunskill (1978) *Illustrated Handbook of Vernacular Architecture* and Page *et al.* (1998) *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*. Restrictions by the previous owner in September 2015 and time constraints in December 2015 prevented a thorough examination of the buildings' interiors.

From this data, and in consultation with the City of Vaughan cultural heritage coordinator, the structures in the Study Area were evaluated under *O. Reg. 9/06* to determine if they met the criteria for cultural heritage resources. The new development was also evaluated for any potential negative impacts it may have on identified cultural heritage resources in the Study Area, or those on adjacent properties, using the criteria provided in the *MTCS Heritage Resources in the Land Use Planning Process*. A number of widely used and recognized manuals relating to evaluating significance and determining impacts to cultural heritage resources were also consulted, including:

- *The Evaluation of Historic Buildings* (Parks Canada, 1980);
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (OHF, 1993);
- *Ontario Heritage Tool Kit: Heritage Property Evaluation - A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities* (MTCS, 2006);
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada, 2010)
- *Canadian Register of Historic Places: Writing Statements of Significance* (Parks Canada, 2011).



REFERENCE

PLAN BASED ON CANMAP STREETFILES V.2008.

NOTES

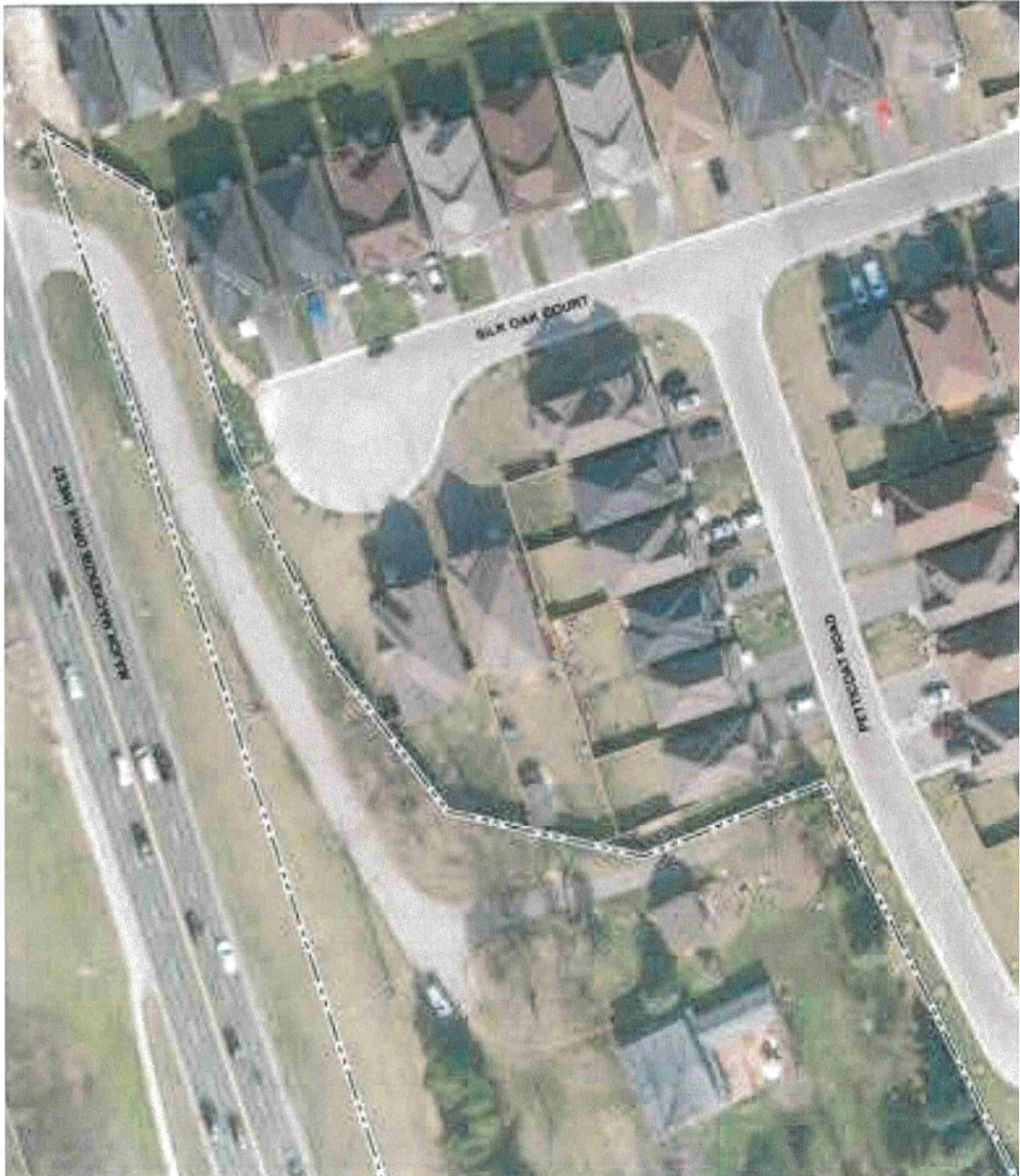
THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE ONLY.

PROJECT		HERITAGE IMPACT ASSESSMENT 2057 MAJOR MACKENZIE DRIVE WEST VAUGHAN, ONTARIO			
TITLE		KEY PLAN			
PROJECT No.	1539132	FILE No.	1539132-R01001		
CADD	LMK	Sept. 21/15	SCALE	AS SHOWN	REV. 0
CHECK					



FIGURE 1



LEGEND



REFERE

PLAN BAG
BY FIRST I
BY FIRST I

NOTES

THIS DRAW
ACCORDING
ALL LOCAL

DATE
2007

1/11



4.0 DOCUMENTARY HISTORY

4.1 Vaughan Township, York County

The Study Area is located within the City of Vaughan, formerly Vaughan Township, in York County. Vaughan was named for Benjamin Vaughan, a British commissioner who negotiated the 1783 Treaty of Paris between Great Britain and the United States. 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 (Figure 3).² 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.³

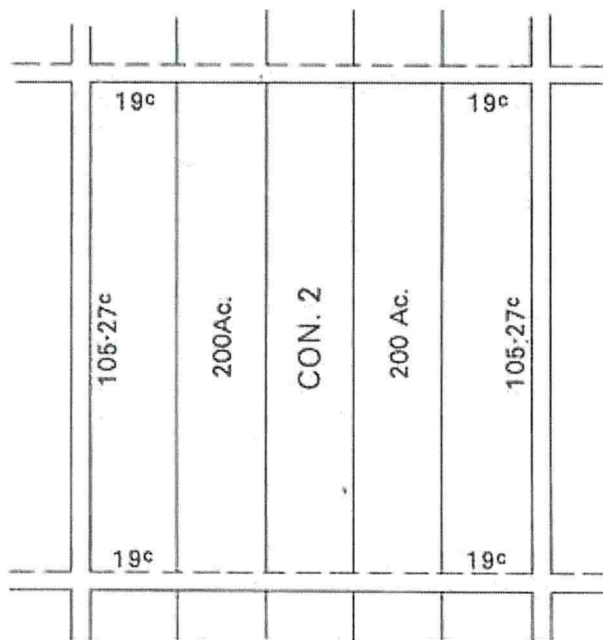


Figure 3: The single front survey system, used from 1783 to 1818. As depicted here, each lot is 200 acres (Ac.), created from surveying 19 chains by 105.27 chains (1 chain = 66 feet/ 20.12 metres).⁴

Settlement of Vaughan Township began in 1796 when United Empire Loyalists from the United States settled primarily along Yonge Street. 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 one-hundred and three 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

² Carl Schott, "The Survey Methods", trans. by Andrew Burghardt, *Canadian Geographer* Vol. 25, Issue 1 (1981), 77-93.

³ W. G. Dean and G. J. Matthews, *Economic Atlas of Ontario*, 99; G. M. Adam, C. P. Mulvany, *History of Toronto and County of York, Ontario, Volume 1*, 124-133; G. E. Reaman, *A History of Vaughan Township; Illustrated Historical Atlas of the County of York*.

⁴ R. Louis Gentilcore, "Lines on the Land: Crown Surveys and Settlement in Upper Canada." *Ontario History* Vol. 61, Issue 1 (1969), 61.



years later the population had more than doubled, reaching 4,300. The Township also boasted six grist mills and twenty-five saw mills.

In 1855, the Northern Railway from Collingwood to Toronto was completed through the eastern half of the Township, with a station located in the Hamlet of Maple. 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. 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 6,828.⁵

Throughout the 19th century, several communities developed in Vaughan Township: Kleinburg, Woodbridge, Elder Mills, Maple, Edgeley, Thornhill, Brownsville, Teston, Purpleville, and Vellore. Approximately 500 metres west of the Study Area was the village of Maple, located primarily at intersection of what is now Major Mackenzie Drive and Highway 6/Keele Street. The village was formed in the early 19th century as Noble's Corner, then became known as Rupertsville, both names honouring its early settlers. The community then changed its name to Maple, a reference —according to local folklore— to the high number of maple trees that once lined Keel Street. In the late-19th century the village of Maple included a sawmill, rope factory, funeral parlour, hotel, hardware store, pump factory, and harness shop, and by 1904, there were approximately 100 homes. The village was later amalgamated as a part of the Township of Vaughan into the City of Vaughan.

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 Village of Woodbridge 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 2011 it boasted a population of 288,301 residents, making it the fifth largest city in the Greater Toronto Area.⁶

4.2 Study Area

The Study Area was originally a part of Lot 20, Concession 3 in the former Township of Vaughan. The lot appears to have been first granted to James Perigo in 1802, who was recorded as taking oath of allegiance to the Crown in 1802.⁷ According to the 1837 census, reproduced in Appendix A of Reaman's *A History of Vaughan Township*, Lot 20, Concession 3 was owned by Wainman Scott, but later Reaman notes that the Porter

⁵ W. H. Smith, *Smith's Canadian Gazetteer*, 1846; W. H. Smith, *Canada, Past, Present and Future*, 287; Floreen Carter, *Place Names of Ontario*, Volume 1, 766; Adam and Mulvany, 124-133; G. E. Reaman, *A History of Vaughan Township*; Ontario Agriculture Commission, *Report of the Commissioners: Appendix A*, 1880; *Illustrated Historical Atlas of the County of York*.

⁶ Carter, 1256; Statistics Canada, *Census Profile, City of Vaughan*, www.statscan.gc.ca.

⁷ Reaman, *Vaughan Township*, 34



brothers began constructing the square stone house that survives on the property in 1837.⁸ Construction is believed to have been interrupted by the arrest and incarceration of David Porter—a veteran of the Incorporated Militia and a prisoner of war for nineteen months of the War of 1812—for his minor role in the uprising at Montgomery’s Tavern on December 7, 1837. After confessing that he provided the rebels with arms but did not take part in the insurgency, David Porter was released from the Kingston Penitentiary and returned to his wife Nancy and two children on November 1, 1838.⁹

In 1845, Joshua Oliver, a farmer who had immigrated to Upper Canada from England with his wife Anne, bought the property from the Porters.¹⁰ The property was bisected by a railway right-of-way for the Ontario, Simcoe, & Huron Railway in 1853, and the 1860 ‘Tremaine Map’ for York County illustrates the east half of the Study Area as belonging to Joshua Oliver and the west half owned by J. Noble. Oliver’s property is also depicted with a structure—presumably the stone house that stands today—fronting onto what is now Major Mackenzie Drive West. The southern portion of Noble’s west half is shown as belonging to Oliver in the 1870s, indicating that by that date Oliver maintained a majority of the 100-acre parcel (Figure 4). Joshua and Anne’s son Thomas Oliver later took over the farm and Joshua built a new home nearby. The Olivers farmed the property until 1945 when a Mr. Hamilton acquired the property, who later sold it to Willis Maclachlan.

Historic aerial photography from as early as 1942 shows the stone house and its rear wing along with a barn and a series of outbuildings accessed by a driveway that extended south from Major Mackenzie Drive West (Figures 5 and 6). By the 1980s the driveway was shifted approximately 130 metres to the east and was parallel with the road, although a portion still extended to the outbuildings (Figure 7). The barn had been demolished by 2002 and shortly afterward the lot was subdivided for a residential subdivision (Figure 8). In 2013 the adjacent development was complete and the only the small portion surrounding the stone house remained of Joshua Oliver’s original 100 acres (Figure 9).


⁸ Reaman, *Vaughan Township*, 110, 215.

⁹ Brian Latham and Linda Corupe, “Penitentiary Patriots: Upper Canada Rebellion, 1838, James Nickalls Report”, October 2015, 3-4.

¹⁰ Reaman, *Vaughan Township*, 215



LEGEND

 APPROXIMATE LOCATION OF STUDY AREA

REFERENCE

PLAN BASED ON ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF YORK, TORONTO, MILES AND COMPANY, 1878.

NOTES

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

ALL LOCATIONS ARE APPROXIMATE ONLY


PROJECT				HERITAGE IMPACT ASSESSMENT 2057 MAJOR MACKENZIE DRIVE WEST VAUGHAN, ONTARIO			
TITLE				STUDY AREA, 1878			
PROJECT No.		VERSION		FILE No.		REVISION	
DATE	VAR.	DATE		NO.	REV.		
CHECK							
				FIGURE 4			



Figure 5: 1942 aerial photograph showing Joshua Oliver House, outbuildings, and barn (Vaughan Archives).



Figure 6: 1970 aerial photograph showing Joshua Oliver House at left, driveway off of Major Mackenzie West, and barn south of the house (Vaughan Archives).



Figure 7: 1988 aerial photograph showing the altered driveway (Vaughan Archives).



Figure 8: 2002 aerial photograph showing demolition of barn at the rear of the property. Additional outbuildings are visible between Joshua Oliver House and the barn foundation (Vaughan Archives).



Figure 9: 2007 aerial photograph showing the subdivided property and the extensive grading to accommodate new development (Vaughan Archives).

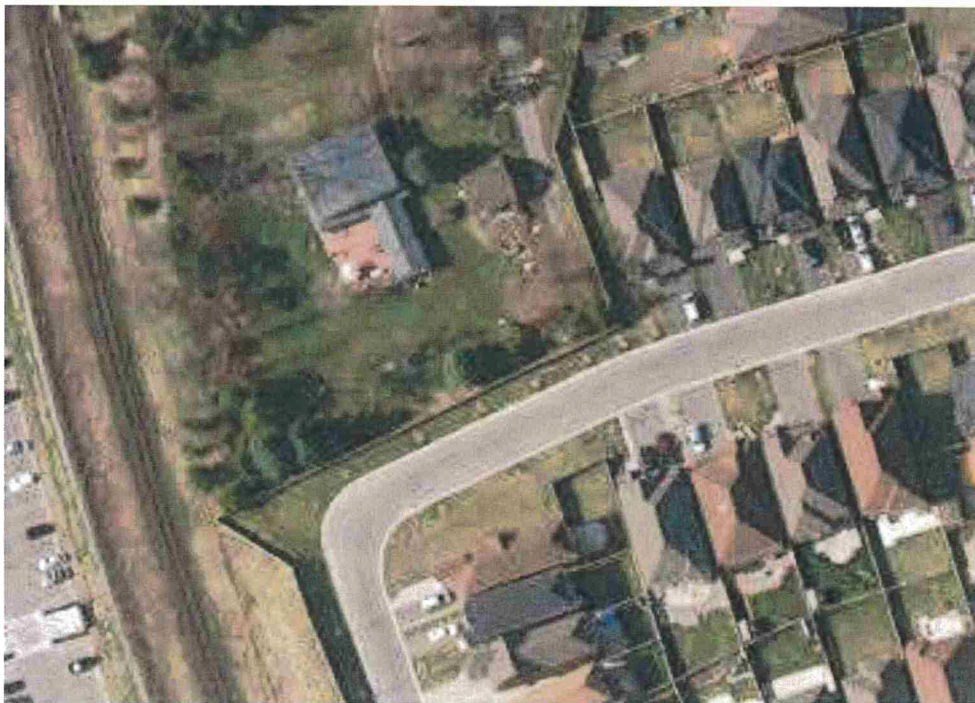


Figure 10: 2013 aerial photograph showing the completed residential subdivision and separate lot for Joshua Oliver House (Vaughan Archives).



5.0 STRUCTURAL HISTORY

5.1 A note on the terms

In the Vaughan Heritage Inventory, Joshua Oliver House is described as a ‘Regency Cottage’, an architectural style description often attributed to Marion MacCrae, and which has since been accepted in guidance such as the OHF’s *Manual of Principles and Practice for Architectural Conservation*.¹¹ As defined by MacCrae, the Regency cottage often involved square plans, symmetrical fenestration and placement of chimneys, low hipped roofs, large and numerous windows, and open verandahs. Many of these features are seen on Joshua Oliver House.

However, defining an architecture based on the ‘Regency’ —the period between 1811 and 1820 when the Prince of Wales served as regent while his father King George III suffered from the periods of mental illness— is problematic. As Janet Wright has shown, the recognizable elements of the form appear in Canada as early as the late 18th century, and its popularity extends into the 1840s, or early Victorian period.¹² A more encompassing definition proposed for this architecture is ‘Picturesque,’ which in Canada may incorporate eastern exoticism (such as the verandah of the east Indian bungalow), Corps of Royal Engineers building practice, and Georgian symmetry.¹³ It also includes an importance placed on the setting or surrounding landscape of the built form, and how this was manipulated with gardens or vegetation. The prevalence of this house type in Ontario has led to it to also be called the ‘Ontario cottage’, although since it is found across eastern Canada, a more encompassing term is the ‘Picturesque *cottage orné*’.¹⁴ This latter term is used for this report.

5.2 Structural History

From the documentary record, air photos, and assessment of the structural features, three building phases can be discerned in the Study Area. These are relatively arbitrary distinctions but range in date from 1837 to 1940, 1940 to 1988, and 1988 to 2013. Each are described individually below and illustrated in Figures 11 and 12.

5.2.1 Phase 1: c. 1837 to c. 1940

The first elements to be built in the Study Area include:

- **Square stone and surviving roof sections of Joshua Oliver House**

- Based on the documentary evidence, the house is believed to have been completed shortly after 1837, and its architectural form conforms to the *cottage orné* style popular from the late 18th century to 1840s.

¹¹ Marion MacCrae, *The Ancestral Roof* (Toronto: Clark, Irwin, and Company Ltd., 1964), 77-91; Fram, *OHF Manual for Architectural Conservation*, 29.

¹² Janet Wright, *Architecture of the Picturesque in Canada* (Ottawa: Parks Canada, 1984 [e-version 2011]), 8.

¹³ The ‘Georgian’ architecture is a widely accepted term that covers a long period — named as it was for the successive reigns of King George I through IV, from 1714 to 1811, and from 1820 to 1837— and was predominantly inspired by studies of ancient Greco-Roman architecture and 16th century interpretations such as those by Andrea Palladio. Despite these dates, Georgian ideals continued to influence architecture into the mid-19th century.

¹⁴ Lynne D. Distephano, “The Ontario Cottage: The Globalization of a British Form in the Nineteenth Century,” *Traditional Dwellings and Settlements Review* 12, no. 2 (2001), 33-43; Wright, *Picturesque in Canada*, 39.



■ Farm buildings

- These are now largely outside the Study Area, but may have been constructed as early 19th century.

5.2.2 Phase 2: c. 1940 to 1988

The elements of the second phase are believed to date after 1940, although this cannot be confirmed by the documentary or architectural features. The Phase 2 features include:

■ Rear stone wall and wood frame wing

- Although the wood and stone components of the rear wing may be contemporaneous, there is no access from one to the other, suggesting the stone construction was built first, followed by the wood frame addition. Both were standing when the first available air photo was taken in 1942. The wood frame section sits on a fine-aggregate poured concrete foundation, while the foundation of the stone section appears to have been laid in a builders' trench filled with a heavy aggregate concrete (see Section 6.2.2 below). The latter is reminiscent of reconstruction-era (1936-38) construction at Fort Henry National Historic Site,¹⁵ and may date to the same period.
- The visible heavy aggregate concrete, combined with the generally lower quality stonework and heavy use of Portland cement (as compared to the masonry of the original portion of Joshua Oliver House) suggests the stone wing was built in the 20th century, probably after the First World War. This is further supported by the overall narrow and unusual placement of the wing; in the 19th century, wings more often extended from the centre of a rear wall.

■ Outbuilding 1

- Although the resolution is poor, this building does not appear to be present on the 1942 aerial photograph. However, it is clearly visible on the 1970 aerial image. The concrete block foundation suggests a mid-20th century date of construction, although it may have been built just prior to 1970.

5.2.3 Phase 3: 1988 to 2013

The most recent phases of development in the Study Area are within the 40-year threshold as defined by the MTCS *Check Sheet for Environmental Assessments: Screening for Impacts to Built Heritage and Cultural Heritage Landscapes*. These are:

■ Outbuilding 2

- Despite its historic design, this structure must have been erected after 1988 since it does not appear on the aerial photography from that year, but is found on the 2002 aerial photograph. An assessment of its interior reveals it was built in new lumber, so is unlikely to have been moved from another property.

¹⁵ Henry Cary served as project archaeologist for the Fort Henry Restoration Project from 2002 to 2009.



- **Patio adjoining the rear wing and Joshua Oliver House**
 - Based on the aerial imagery, this construction was laid after 2002 and prior to 2007.
- **Second storey wood frame addition of Joshua Oliver House**
 - The wood frame addition creating a second storey on Joshua Oliver House was built in 2013 and remains in an unfinished state.

This sequence and phases are visually illustrated in Figures 11 and 12.

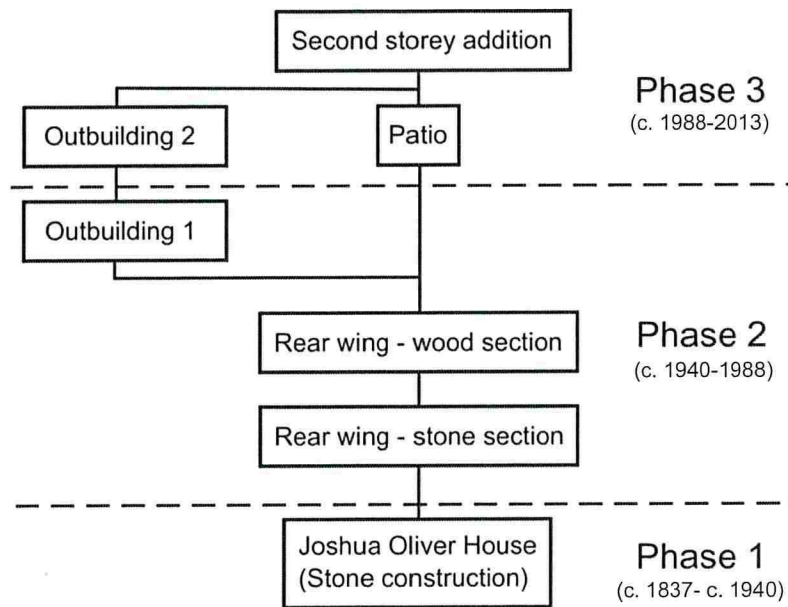


Figure 11: 'Harris Matrix' illustrating the structural sequence for built elements within the Study Area.

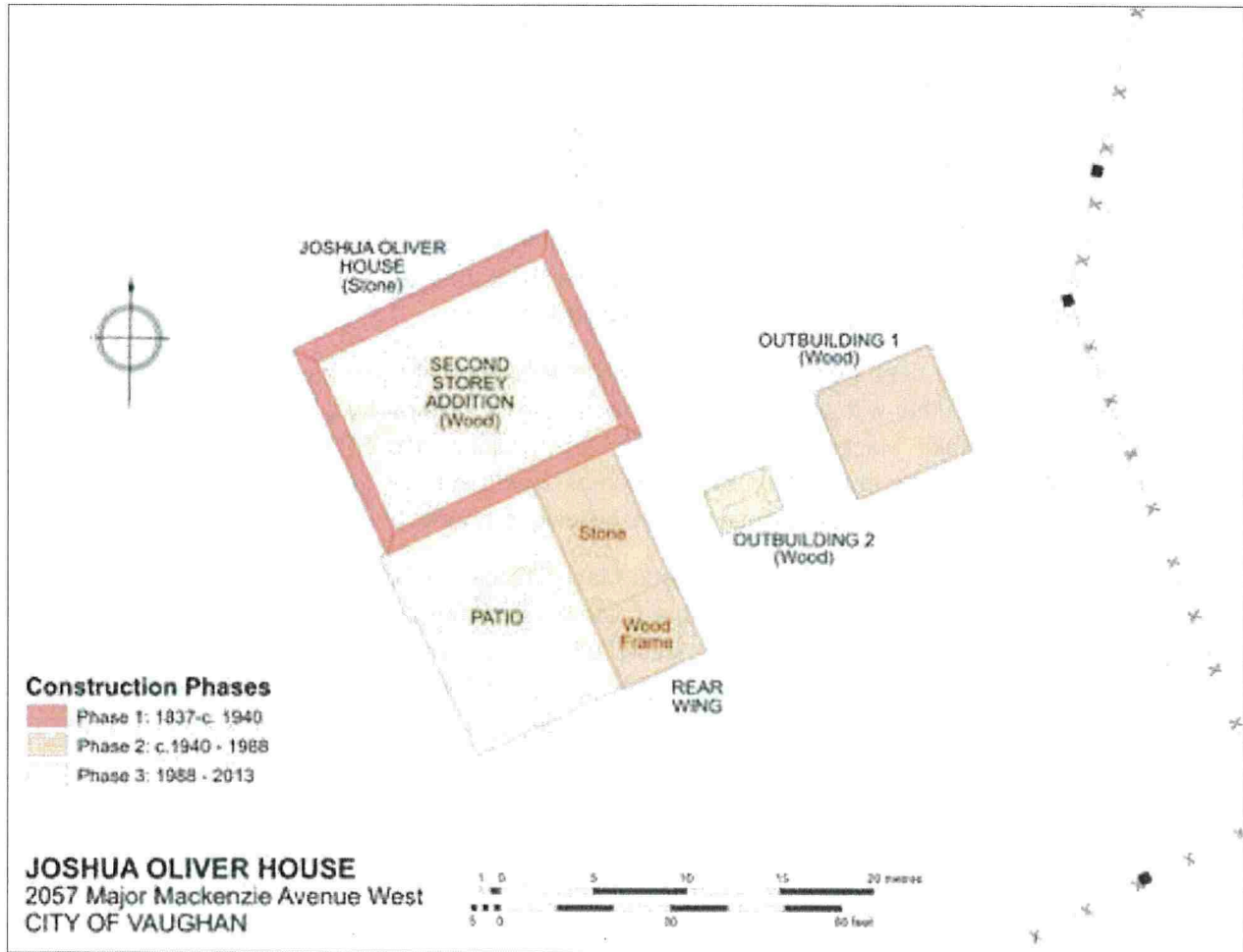


Figure 12: Construction phase plan of built elements within the Study Area.



6.0 RESOURCE DESCRIPTION

6.1 Cultural Landscape

The Study Area is a roughly inverted L-shaped, 1.736-acre property situated atop the ridge above Major Mackenzie Drive West. The lot is bordered by Major Mackenzie Drive West to the north, a railway berm and rail line to the east, and a residential subdivision to the south and west. The property is accessed by an asphalt driveway that climbs the ridge from Major Mackenzie Drive West from the northeast, and then turns south to end east of Outbuilding 1 (Figure 13). A brick pathway begins at the western extent of the driveway and terminates at the door on the east façade of Joshua Oliver House (Figure 14).

Joshua Oliver House is in the centre-east of the lot, with the wing and outbuildings clustered to the south and east. The house is aligned neither with the north property boundary nor the rail line, but oriented approximately 7 degrees southwest from Major Mackenzie Drive West. The buildings also sit in the highest portion of the property, which descends steadily in elevation by as much as 3 metres toward the southwest corner of the lot. Overall the topography of the Study Area surrounding the building is smooth and covered in grass (Figure 15).

Views from within the house of adjacent properties and Major Mackenzie Drive West are limited by trees, low vegetation, and a high board fence running along the south and eastern boundary of the lot. A post and wire fence runs along the west boundary, but this too is obscured by vegetation. The trees are primarily deciduous, with the oldest stands located in the southeast corner of the property. Conifers are most prevalent near the south boundary line. Based on the air photo series, it appears that trees and bushes were historically only present on the south and east portions of the lot, with vegetation in the northwest portion only present after 1988.

6.2 Joshua Oliver House

6.2.1 1837 Cottage Orné

Joshua Oliver House is a rectangular, 50 foot (15.2 m) by 40 foot (12.2 m), single-storey structure believed — due to the orientation of its former medium hipped roof in the *cottage orné* style— to have had its principal or public façade on the north. Here there are four bays: two, six-over-six double-hung windows either side of two, centrally-located ten-and-ten casement windows (Figure 16), although originally the latter may have been doorways. The presence of double doors is not unusual during the period the *cottage orné* was built, and often seen in semi-detached houses shared by two members of the same family.¹⁶ Perhaps the structure was conceived to house the families of both Porter brothers.

The walls are constructed in rubble stone left in a natural finish and laid in courses, some of which are more prominent and appear as belts. Large, squared and irregularly dimensioned stones were used to form quoins at each corner (Figure 17). The mortar joints between the stones are narrow, indicating the masons' high level of expertise in fieldstone construction.

The hipped roof has been truncated by the recent second storey addition and now appears as a skirt. The plain fascia and asphalt covering was also recently added but the original rafters are exposed on the exterior, and the

¹⁶ MacCrae, *The Ancestral Roof*, 246-7.



rafters and ceiling joists are visible inside the second storey. A low brick chimney pierces the skirt inside the west façade, where once there was a large central chimney, the fireplace for which still survives inside.

The windows have been replaced with vinyl inserts and removable muntins throughout yet retain the plain wood lintels and lug sills. There are two double-hung windows flanking an eight-panelled wood door with moulded trim on the east façade, and a double hung and casement window flanking a five-panelled wood door with original hardware on the south façade (Figures 18 and 19). Two double-hung windows are either side of two large hinged and fixed sash windows on the west façade, and an infill in the masonry suggests the location of a third window in the centre of the wall between the two hinged and fixed sash windows, although this is where the fireplace is now situated inside the west wall. Like the north façade, the two hinged and fixed sash windows on the west façade may have originally been doorways (Figure 20).

The interior is divided into five rooms, a stairway, and an entrance passage (Figure 21). The south-central room is likely a dining room while the southwest room was a living room with fireplace. In the southwest corner is a bathroom, in the northwest an office, and in the north central room is parlour with fireplace and staircase to the second storey. The northwest room was not accessed. The large and closely spaced hand-hewn ceiling joists are exposed throughout, and in the northeast room the hewn studs are visible. Original baseboard may also be present in the northeast room (Figures 22).

Access to the low basement is through a central stairway off the dining room. The basement space is unfinished except for concrete flooring, and the original wall masonry is exposed. A room on the southwest provides access to the large coal chute, which opens onto the exterior patio. A column of the original limestone bedrock is situated in the centre of the basement, and was likely cut as a pedestal to support the fireplace on the ground level above.

Overall the foundation, interior, roofing, and exterior masonry of Joshua Oliver House appear to be in good condition.

6.2.2 Rear Wing, c. 1940s

The rear wing is composed of two parts: a long, 25 foot (7.63 m) by 15 foot 8 inch (4.77 m) section constructed in random rubble and plain fieldstone, and a shorter, 14 foot (4.3 m) by 16 foot (4.86 m) wood frame section clad in wood clapboard without cornerboards (Figures 23 and 24). Both are capped by a medium gable roof with plain fascia (Figure 23).

On the west façade of the wing the stone and wood sections each have a window and door; the stone section has a steel panel door with six-over-six lights and a 10-and-10 casement window, while the wood section has a steel panel door with square, two-over-two window. There is a range of six, two-over-two windows on the south façade of the wood section, and another door and window combination on the east façade. The fenestration on the east façade of the stone section, however, includes only two hinged single-sash windows and these are of different sizes, placed asymmetrically, and closer to the wood section than the junction with the 1837 *cottage orné*. An inverted keyhole-shaped brick infill on the east façade of the stone section indicates where a stovepipe may have exited the building (Figure 25).

The stone section of the rear wing is also accessed through the *cottage orné*, but there is no internal access to the wood section except through the exterior doors. The interior of the stone section is floored in wood and the



large and widely spaced ceiling joists have been left exposed (Figure 26). These appear to be hewn log, but based on the construction date determined from other features (see Section 5.2), it is probable these joists were salvaged from elsewhere, possibly from a 19th century barn that once stood on the property or in the community.

As mentioned above, the stone section appears to have been set in a coarse aggregate concrete foundation, while the wood frame section sits on a poured concrete foundation (Figures 27 and 28). Overall, both sections are in good condition.

6.2.3 Second Level, 2013

The second storey built over the *cottage orné* is wood frame and clad with unpainted cedar shingle (Figures 14-16 and 18-20). It is capped by a low gable roof with cross gable dormers oriented east-west. The windows are vinyl, two-over-two, and double hung throughout and though they are placed symmetrically with the massing, they are often not aligned with the fenestration of the *cottage orné*. The east façade has a large and square window flanked on either side by a smaller rectangular and a large square window. The four, evenly-spaced windows on the north façade are all the same size and rectangular, as are those on the west façade, although on the latter these are clustered near the central dormer. The south façade has five windows placed nearer the southwest corner of the building, and are all rectangular except for a square window in the centre of the wall.

Access to the interior is via a straight stairway in the centre of the *cottage orné*. The space has been framed for a series of rooms of various sizes but is unfinished. The construction overall is in good condition.

6.3 Outbuildings

6.3.1 Outbuilding 1 (pre-1970)

Outbuilding 1 is a wood frame, single-storey and two-door garage with a medium gable roof and artificial white shingle cladding (Figure 29). It measures 22 ½ feet (6.8 m) by 20 feet (6.2 m) and is oriented toward the east driveway. There are two, square five-over-ten fixed sash windows symmetrically placed windows on the south façade and one five-over-ten fixed sash window placed centrally on the west façade.

The building sits on a cinder block foundation that is slightly higher in the west as the ground slopes toward the rear wing of Joshua Oliver House. In general, the structure is in good to moderate condition and it does not appear to have been moved from another location.

6.3.2 Outbuilding 2 (post-1988)

The small, 12 foot (3.7 m) by 8 foot (2.5 m) shed between the rear wing of Joshua Oliver House and Outbuilding 1 is red-painted, wood frame, and clad in a combined horizontal wood clapboarding with cornerboards for the top section, and vertical, narrow tongue-and-groove planks for the bottom section (Figure 30). The building has a hipped roof, double doors with square pane windows offset on the north and south façades and single, square, and fixed sash four-pane windows on the west and east façades. It sits on a concrete block foundation visible only on the south side of the structure, and inside there is a wood floor. Although the paint is peeling, the building's condition is good and it does not appear to have been moved from another location.



6.4 Resource Description - Figures



Figure 13: View facing east from end of the driveway towards Major Mackenzie Drive West showing the grade separation at left.

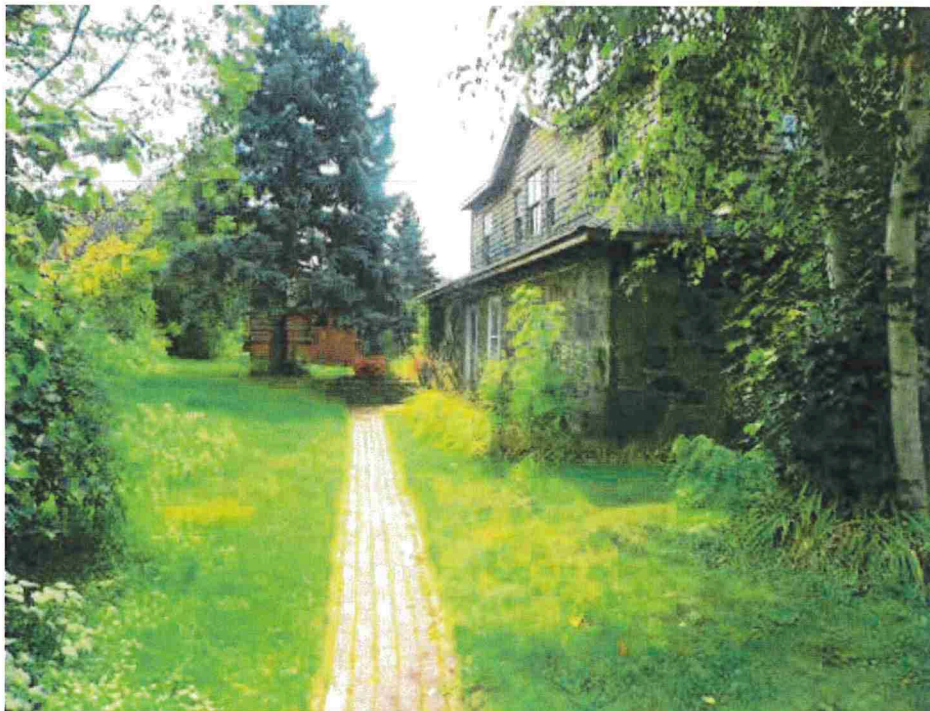


Figure 14: View facing south of the brick path that runs from the western edge of the driveway to the east façade door.



Figure 15: View facing northeast of the west side of the property showing the smooth terrain and gentle slope to the south west.



Figure 16: The north façade of Joshua Oliver House.



Figure 17: The southwest corner of Joshua Oliver House showing the large stone quoins and coursed rubble masonry.



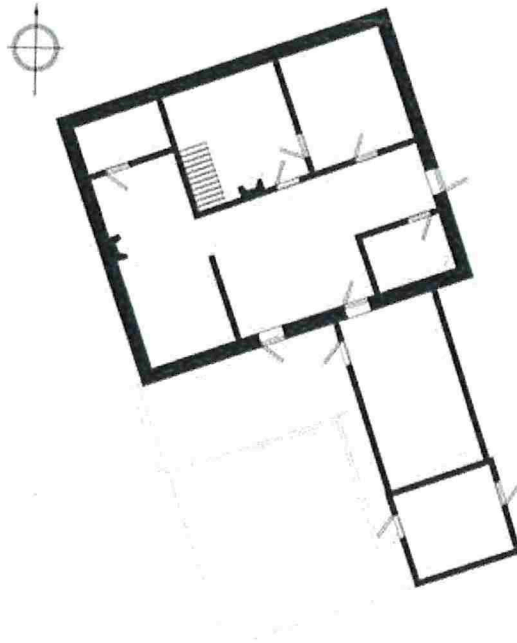
Figure 18: The east façade of Joshua Oliver House.



Figure 19: The south façade of Joshua Oliver House.



Figure 20: The west façade of Joshua Oliver House. Note the in-filled section in the centre of the stone wall between the two large hinged and fixed-sash windows.



JOSHUA OLIVER HOUSE
Schematic Floor Plan
NOT TO SCALE

Figure 21: Schematic ground level floor plan of Joshua Oliver House.



Figure 22: View facing west of the northeast room in Joshua Oliver House. Note the hewn ceiling joists and studs, and tall, beaded wood baseboard.



Figure 23: View facing northeast of the rear stone and wood frame wing.



Figure 24: View facing northwest of the junction of the wing and original masonry near at the southeast corner of Joshua Oliver House. Note the contrast in stonework between the original construction on the right and the more recent wing construction on the left.



Figure 25: View facing west of the keyhole-shaped brick in-fill on the east wall of the wing.



Figure 26: Interior of the stone portion of the rear wing showing the widely spaced and hewn ceiling joists.



Figure 27: Coarse aggregate concrete evident beneath the threshold of the east door of the wing's stone section.



Figure 28: Poured concrete foundation evident at the southwest corner of the wing's wood section.



Figure 29: View facing northwest of Outbuilding 1.



Figure 30: View facing southwest of Outbuilding 2.



7.0 EVALUATION UNDER O. REG. 9/06

A visual evaluation to identify attributes of cultural heritage value or interest was undertaken using the O. Reg. 9/06 criteria. This evaluation was not intended to determine if any of the structures were eligible for listing or designation, rather was to identify potential cultural heritage resources located within the Study Area.

Joshua Oliver House was evaluated as a whole, although in some cases the rear wing and second storey addition are addressed separately. Outbuilding 2 was not evaluated since it does not meet the screening requirements as listed on the MTCS *Check List*.

7.1 Design/ Physical Value

Criteria	Evaluation
<p><i>Is a rare, unique, representative or early example of a style, type, expression, material or construction method.</i></p>	<p>Joshua Oliver House Meets criterion.</p> <p>Rationale: The original portion of Joshua Oliver House is a rare and early surviving example of a vernacular Picturesque <i>cottage orné</i> built in local field stone. Its construction date of c.1837 to 1840 makes it one of the oldest houses in Vaughan, and a rare example of its style and materials in the community and wider locale; the Vaughan heritage registry lists only two other pre-1840 'Regency' structures: Arthur McNeil House (10499 Islington Avenue – built 1837 but is wood frame and does not have a hipped roof) and Mary Gapper O'Brien House (9740 Bathurst Street – built 1820).</p> <p>The rear wing is a rare example of a vernacular field stone and wood-frame addition, as is its unusual placement near the corner of the original portion, rather than extending from the centre of the rear wall. The second storey, while demonstrative of the structure's evolution, does not meet the criterion.</p>
	<p>Outbuilding 1 Does not meet criterion.</p>
<p><i>Displays a high degree of craftsmanship or artistic merit.</i></p>	<p>Joshua Oliver House Meets criterion.</p> <p>Rationale: The original construction, with its the irregular rubble stone expertly laid in courses and combined with the placement of the large and irregular stone quoins, displays a high degree of masonry craftsmanship. This level of masonry competence is not exhibited on the rear wing, where the stone is less carefully selected and the construction relies more heavily on the use of Portland cement. The wood section of the wing and second storey addition do not meet the criterion.</p>
	<p>Outbuilding 1 Does not meet criterion.</p>



Criteria	Evaluation
<i>Demonstrates a high degree of technical or scientific achievement.</i>	Joshua Oliver House Does not meet criterion.
	Outbuilding 1 Does not meet criterion.

7.2 Historical/ Associative Value

Criteria	Evaluation
<i>Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;</i>	Joshua Oliver House Potentially meets criterion. Rationale: Although more research is required, the <i>cottage orné</i> and property may have direct association with David Porter, who was imprisoned for his role in the 1837 Upper Canada Rebellion, a pivotal event in Ontario's history. Although Porter's role was minor, his involvement sheds light on the social classes and geographic setting of those who took part in the insurgency. The <i>cottage orné</i> and rear wing also has association with the Oliver family, who were early arrivals and a sustained presence in the community for 100 years, from 1845 to 1945.
	Outbuilding 1 Does not meet criterion. Rationale: The structure likely post-dates the Oliver family tenure.
<i>Yields, or has the potential to yield information that contributes to an understanding of a community or culture.</i>	Joshua Oliver House Potentially meets criterion. Rationale: Further investigation of the building is required to further refine its age of construction and associative significance with the Porter brothers. However, the architecture and construction of the <i>cottage orné</i> contributes to an understanding of the community's initial settlement: its style represents a conscious selection of contemporary Picturesque architectural fashion (as opposed to a conservative adherence to earlier Georgian traditions) and the masonry provides an insight into the high level of building competence and craftsmanship present in the community during the first half of the 19 th century.
	Outbuilding 1 Does not meet criterion.
<i>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</i>	Joshua Oliver House Does not meet criterion.
	Outbuilding 1 Does not meet criterion.



7.3 Contextual Value

Criteria	Evaluation
<i>Is important in defining, maintaining or supporting the character of an area.</i>	<p>Joshua Oliver House Does not meet criterion.</p> <p>Rationale: Significant residential and infrastructure development, the small lot size, and the thick vegetation along the property boundaries have substantially reduced the building's role in defining and maintaining the character of the area.</p>
	<p>Outbuilding 1 Does not meet criterion.</p>
<i>Is physically, functionally, visually or historically linked to its surroundings.</i>	<p>Joshua Oliver House Does not meet criterion.</p> <p>Rationale: Significant residential and infrastructure development, the small lot size, and the thick vegetation along the property boundaries have substantially reduced the building's physical, functional, visual links to the formerly open, agricultural landscape.</p>
	<p>Outbuilding 1 Does not meet criterion.</p>
<i>Is a landmark.</i>	<p>Joshua Oliver House Does not meet criterion.</p> <p>Rationale: Surrounding development and vegetation growth since 2000 has reduced the building's visibility as a local landmark, and the addition of the second storey has partially obscured the structure's historic massing and character. Additionally, the likelihood it will be regarded as a landmark is restricted by its:</p> <ul style="list-style-type: none"> ■ Low height and distance from a main transportation route; ■ Residential function (as opposed to an institutional or religious structure) ■ Historic links to an agricultural occupation and landscape that is no longer prominent in the area.
	<p>Outbuilding 1 Comment: Does not meet criterion.</p>

7.4 Results of Cultural Heritage Evaluation

This evaluation determined that:

- Joshua Oliver House at 2057 Major Mackenzie Drive West **has** heritage value or interest, and **is** identified by the City of Vaughan as being of cultural heritage value or interest.
- However, the rear stone and wood wing, and second-level addition, **has low** heritage value or interest beyond tangibly representing the evolution of Joshua Oliver House since 1837.



- Outbuilding 1 at 2057 Major Mackenzie Drive West **does not** have heritage value or interest, and **has not** been identified by the City of Vaughan as being of cultural heritage value or interest.
- Outbuilding 2 at 2057 Major Mackenzie Drive West **does not** have heritage value or interest, and **has not** been identified by the City of Vaughan as being of cultural heritage value or interest.

7.4.1 Heritage Attributes

The defining heritage attributes of the property are the:

- One-storey original structure built in the Picturesque *cottage orné* style;
- Coursed rubble construction of the *cottage orné*;
- Large quoin stones forming the corners of the *cottage orné*;
- Unusual tall fenestration of the *cottage orné* possibly representing the location of former entrances; and,
- Hewn log framing visible on the interior of the *cottage orné*.

7.4.2 Statement of Cultural Heritage Value

The property located at 2057 Major Mackenzie Drive West, formerly in Maple, now part of the City of Vaughan, is an early example of a southern Ontario Picturesque *cottage orné* utilizing local building materials. Constructed c.1837 by the Porter Brothers, it was sold to Joshua Oliver and his wife Anne in 1845, and remained part of the Oliver family farm until 1945. A rear wing, built in a combination of field stone and wood was added prior to 1942. Recent property severance and additions to the second storey have significantly altered the agricultural context and the scale and mass of the dwelling. Nevertheless, the coursed rubble and large quoin stone construction, and interior hewn log framing, survives intact as a representative of early building techniques in southern Ontario. A railway right-of-way that cuts through the original 100-acre property has been a part of the property's landscape since the 1850s.



8.0 PROPOSED UNDERTAKING AND IMPACTS

8.1 Description of Undertaking

Weston represents a developer who is proposing to construct three, 3-storey stacked townhouses with 86 units and underground parking at 2057 Major Mackenzie Drive West (Figures 31-33). These will be accessed from Petticoat Road, with the existing driveway to the property from Major Mackenzie Drive West retained as an emergency access/egress route. To integrate Joshua Oliver House into the new site plans, Weston proposes to retain the original portion of the dwelling and its second storey addition, but demolish the rear stone and wood wing and the outbuildings. Setbacks between 1.37 m and 3.87 m will be established around Joshua Oliver House for underground parking and curbs, and the new townhouses will be placed at distance from the house and incorporate a 45-degree angular plane from the highest elevation of the new construction. There are currently no plans to alter the interior of Joshua Oliver House.

8.2 Potential Impacts

Following criteria provided in the MTCS *Heritage Resources in the Land Use Planning Process*, the Study Area development was assessed for six potential direct or indirect impacts that may result from the site’s development and alteration.

Criteria	Evaluation
Destruction of any, or part of any, significant heritage attributes, or features;	No impact. Rationale: The original <i>cottage orné</i> and second level addition of Joshua Oliver House will be retained unaltered. Destruction of the outbuildings and rear stone and wood wing will occur, but these have been evaluated as having low heritage value.
Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance.	No impact. Rationale: The original <i>cottage orné</i> and second level addition of Joshua Oliver House will be retained unaltered. Removal of the outbuildings and rear stone and wood wing—which were evaluated as having low heritage value—will not be an unsympathetic or incompatible alteration to the historic fabric and appearance of Joshua Oliver House.
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden	No impact. Rationale: Since all new construction will not exceed three storeys, and these will be placed to ensure a 45-degree angular plane from Joshua Oliver House, there is low potential for the heritage attributes or features of the structure to be affected by the development. Shadows from the new structure south of Joshua Oliver House will be further limited by establishment of the ‘Community Amenity Child Play Space’ south of Joshua Oliver House, which will provide a substantial buffer between the historic structure and the most southerly townhouse. The distances to the other new structures will also serve to limit impact from shadows: the townhouse to the north is sited 10.42 m from the northeast corner of Joshua Oliver House while the new townhouse immediately east of Joshua Oliver



Criteria	Evaluation
	House will be sited between 6 m and 7.7 m from the historic structure's east wall.
<i>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship</i>	No impact. Rationale: The connection between Joshua Oliver House and Vaughan's agricultural past was severed by surrounding residential and infrastructure development over the past three decades. However, by centrally locating the structure within the townhouse complex, the development as proposed has potential to draw new interest and appreciation for Joshua Oliver House and its history.
<i>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features</i>	No impact. Rationale: Significant views or vistas within, from, or to Joshua Oliver House have been obscured by recent development and vegetation growth. As currently proposed, historic views of the railway right-of-way will in fact be reinstated when the vegetation is cleared for new parking spaces.
<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>	No impact. The residential land use of the area, as was practiced historically in the area immediate to Joshua Oliver House, will be unchanged.

8.3 Results of Impact Assessment

From this evaluation, development of the Study Area will:

- **Not result** in impacts to significant cultural heritage attributes, or features of Joshua Oliver House; but,
- **Will impact** the current configuration of Joshua Oliver House.



8.4 Proposed Undertaking – Figures

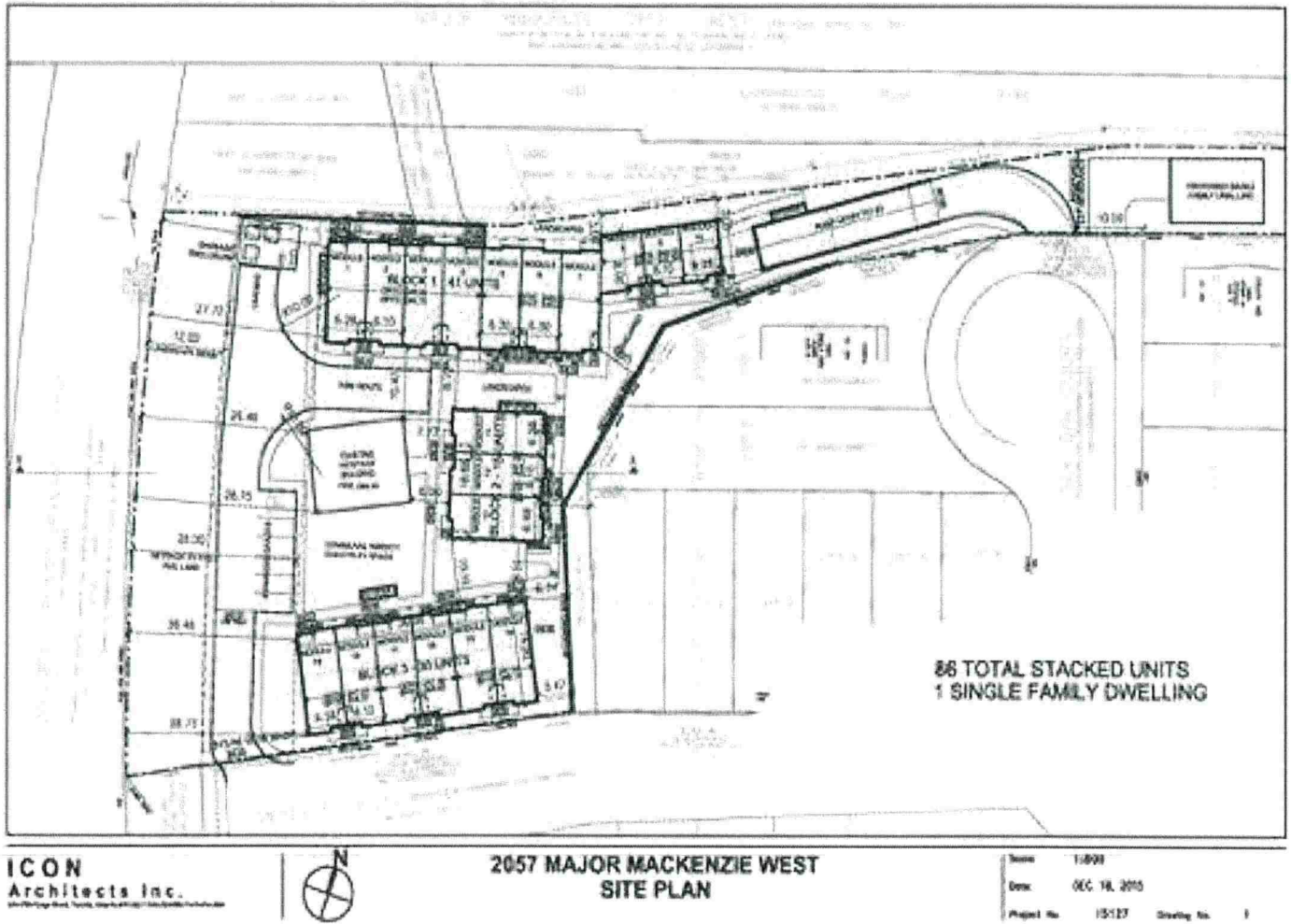


Figure 31: Site plan showing the proposed development surrounding Joshua Oliver House.

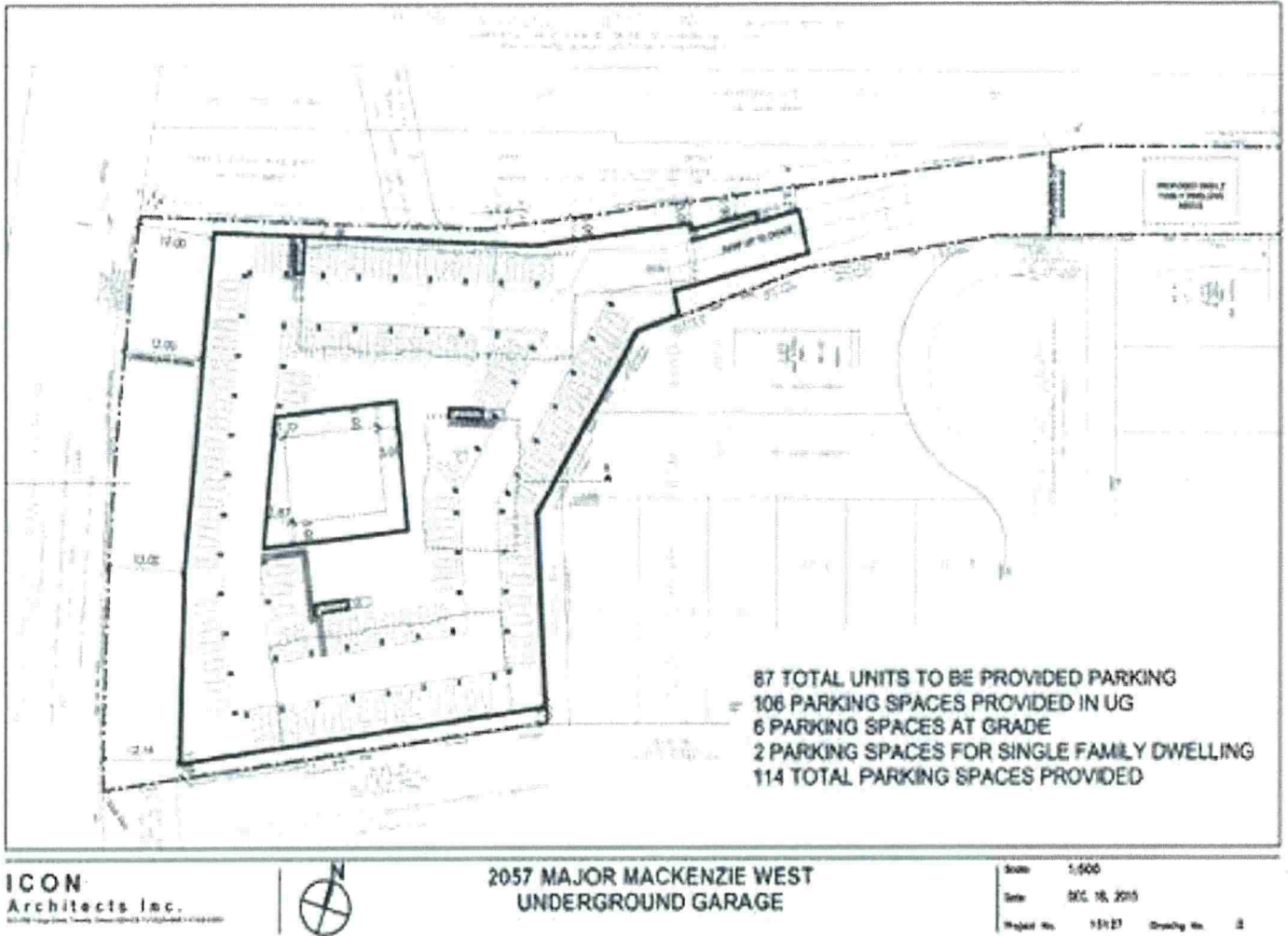
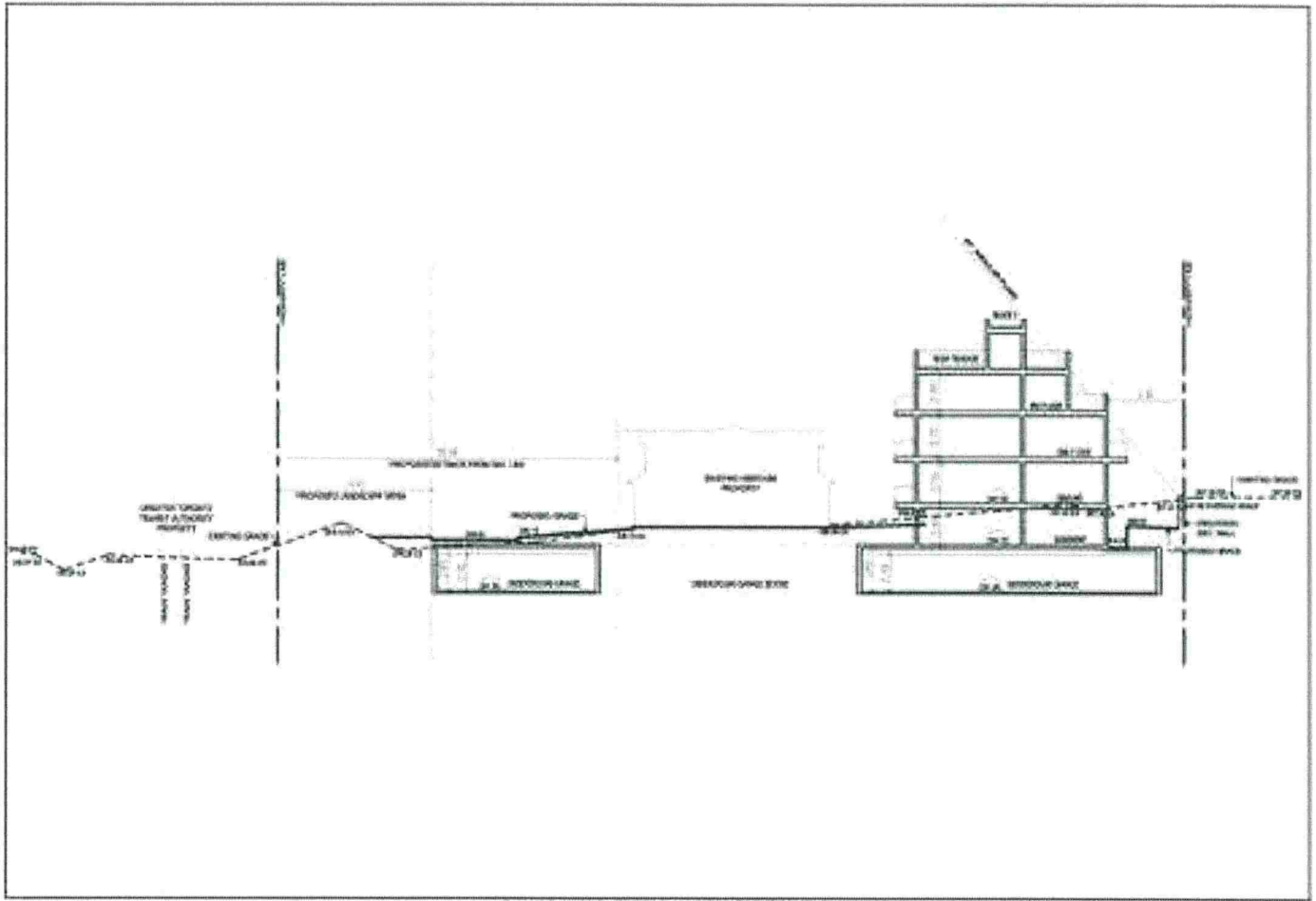


Figure 32: Site plan showing the proposed underground parking development surrounding Joshua Oliver House.



ICON
Architects Inc.

**2057 MAJOR MACKENZIE WEST
PROPOSED SITE SECTION**

Scale: 1:250
Date: DEC. 16, 2010
Project No. 11127 Drawing No. 4

Figure 33: Elevation of the proposed development surrounding Joshua Oliver House.



8.5 Potential Mitigation

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

The City of Vaughan identifies three conservation/ mitigation options —*Avoidance Mitigation*, *Salvage Mitigation*, and *Historical Commemoration*— but in the case of Joshua Oliver House these can be further extended to four mitigation options. These are:

- Preservation (corresponds to *Avoidance Mitigation*): retain house unaltered in its original location with a substantial surrounding lot size;
- Restoration & lot reduction (corresponds to *Avoidance Mitigation*): removing recent additions to return the house to its historic configuration, but reduce lot size;
- Relocation and rehabilitation (corresponds to *Salvage Mitigation*): move the house to another property and alter for new purpose, if required; and,
- Preservation by record (corresponds to *Historical Commemoration*): document the house through written notes, measured drawings and photographic records, then demolish the house.

An options analysis for each mitigation option is provided below.

8.5.1 Mitigation Options Analysis

Option	Advantages	Disadvantages	Comment
1 Preservation: retain house unaltered in its original location and with a substantial lot size	This is generally the most preferred of conservation options since —through the principle of minimal intervention— it has the highest potential for retaining all the structure’s heritage attributes, and retains evidence from all phases in the structure’s history.	Development surrounding the lot will be hindered by the orientation of the house and the minimum setbacks surrounding it, which will create an irregular lot size. In its current configuration it may be difficult to attract a future purchaser for Joshua Oliver House, given the appearance, placement, and construction of the stone and wood wing, which does not serve to compliment the heritage attributes of the <i>cottage orné</i> .	While minimum intervention is the most preferred approach, in this case it reduces the economic viability of the surrounding lots, and may prove detrimental to the long-term sustainability of the house as a residence desired by future buyers.



CHIA - 2057 MAJOR MACKENZIE DRIVE WEST

Option	Advantages	Disadvantages	Comment
<p>2</p> <p>Restoration & lot reduction: removing recent additions to return house to its historic configuration but reduce lot size.</p>	<p>Restoration would serve to highlight the heritage attributes of Joshua Oliver House, all of which relate to its pre-20th century construction. Additionally, it would allow for the surrounding lots to be developed.</p> <p>A restored Joshua Oliver House is more likely to be an attractive residence for potential buyers than the current configuration and appearance.</p>	<p>Restoration is a more intrusive form of heritage conservation, and requires a greater level of understanding about the structure's construction and history.</p> <p>Reducing the lot size would serve to further remove the heritage structure from its historical context as a farmhouse surrounded by open fields.</p> <p>A restoration effort to return Joshua Oliver House to its original appearance would also have to consider removing the second level addition, which may limit the structure's viability for use as a multi-unit residence.</p> <p>Currently there is little graphic or written historical information in which to undertake an accurate restoration of Joshua Oliver House beyond reconstituting the hipped roof and removing the rear wing.</p>	<p>Removal of the 20th century elements would not result in loss or attrition of Joshua Oliver House's heritage attributes, and the historical context of the structure as a farmhouse on a large lot has already been compromised by recent residential development in the surrounding area.</p>
<p>3</p> <p>Relocation and rehabilitation: move house to another property and re-purpose, if required.</p>	<p>This option would retain Joshua Oliver House in its current form and perhaps reinstate it to a rural surrounding that better reflects its style and history as a farmhouse.</p>	<p>In addition to being prohibitively expensive, relocating the structure puts the building at risk of losing its heritage attributes to accidents during the relocation operation, or loss of the structure itself due to unforeseen structural issues discovered during the relocation process. It would also remove Joshua Oliver House from its geographic context, reducing its authenticity as</p>	<p>If the relocation operation occurs without mishap, the structure will be preserved in its current form. However, the context of Joshua Oliver House would be lost, and the area will lose a surviving example of its architectural and agricultural heritage.</p>



Option	Advantages	Disadvantages	Comment
		<p>a heritage structure, and potentially losing its historical association with the 1850s rail line and the former community of Maple.</p>	
<p>4</p> <p>Preserve by record: Document the house through written notes, measured drawings and photographic records, then demolish. Based on these records the structure can be commemorated via an interpretive plaque, or in a permanent digital or physical exhibit.</p>	<p>Through detailed investigations, the construction, architecture, and history of the house would be better understood, and become an example for comparative study. Its importance to the community would survive as documentary records accessible to the public through the local library or other public repository.</p>	<p>A tangible reminder of the City of Vaughan’s architectural and agricultural heritage would be lost, and result in further attrition of the City’s and Ontario’s architectural stock.</p> <p>Additionally, removing Joshua Oliver House listed designation through application for a demolition permit is an extended process that carries with it the risk of rejection by Council or public resistance.</p>	<p>Preservation by record is the least desirable conservation option, but may be appropriate in cases where the structural integrity of the building is poor and it is prohibitively expensive to stabilize. It may also be an option when there is a large stock of other surviving, or more representative, examples. None of these are true of Joshua Oliver House: there are relatively few surviving examples of the <i>cottage orné</i> style in southwestern Ontario, and there are no structural issues that threaten its long-term survival.</p>

8.5.2 Results of Mitigation Options Analysis

The option that best balances economic viability of the surrounding land, and the long-term sustainability of Joshua Oliver House as a valued historic structure with intact heritage attributes is:

- Restoration to c. 1837 configuration through demolition of the rear wing and outbuildings (Option 2).

This option will:

- Preserve a tangible element of the City of Vaughan’s architectural and agricultural history;
- Conform to the City of Vaughan’s Site Specific Policy for 2057 Major Mackenzie Drive West that ‘the existing heritage building shall be maintained, protected, integrated [sic] with the new development on the property in accordance with the policies of the Official Plan;
- Reinstate attention to the building’s heritage attributes, which date to c. 1837; and,
- Provide appropriate space around the house to regain its prominence on the property.



9.0 RECOMMENDATIONS

To conserve the heritage attributes of Joshua Oliver House and contribute to its long-term sustainability, Golder recommends that:

- The outbuildings and rear wing be removed and Joshua Oliver House be restored to its c. 1837 configuration.
- Side yards of approximately 1.3 to 3.8-metre should be maintained around Joshua Oliver House, and that adjacent new construction be placed at a 45-degree angular plane, so as to give the heritage house a prominence within the development complex.
- These actions be guided by a **heritage conservation plan** that outlines how the heritage attributes of Joshua Oliver House will be preserved, protected, and enhanced during the restoration program and into the future.
- The proponent should consider installing an interpretive plaque, panel, or display into the new development that conveys to the future users or residents of the proposed development the architectural and historical significance of Joshua Oliver House.



10.0 SOURCES

- Blackett Robinson, C. *History of Toronto and County of York*. Toronto: C. Blackett Robin, 1885.
- Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the Present*. Toronto: Fitzhenry and Whiteside, 1990.
- Brunskill, R.W. *An Illustrated Handbook of Vernacular Architecture*. Boston: Faber & Faber, 1978.
- City of Vaughan. "A Brief History of Maple." Available at:
https://www.vaughan.ca/services/vaughan_archives/historyofvaughan/Pages/default.aspx (accessed September 2015).
- City of Vaughan. *Vaughan Heritage Inventory*. Available at:
https://www.vaughan.ca/services/business/heritage_preservation/built_heritage_inventory/Pages/default.aspx (accessed September 2015).
- Dean, W.G. *Economic Atlas of Ontario*. Toronto: University of Toronto Press, 1969.
- Distephano, Lynne D. 'The Ontario Cottage: The Globalization of a British Form in the Nineteenth Century', *Traditional Dwellings and Settlements Review*, 2001, 33–43.
- Fram, Mark. *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation, Third Edition*. Erin, Ontario: Boston Mills Press, 1993)
- Illustrated Historical Atlas of the County of York and the Township of West Gwillimbury & town of Bradford in the County of Simcoe, Ont.* Toronto: Miles & Co., 1878.
- Last Will and Testament of Joshua Oliver, May 31, 1907.
- Latham, Brian and Linda Corupe. "Penitentiary Patriots: Upper Canada Rebellion, 1838, James Nickalls Report." October 2015. Available online: <http://www.lindacorupe.com/PENITENTIARY%20PATRIOTS.Upload.pdf>, accessed 4 January 2016.
- MacRae, Marion, and Anthony Adamson. *The Ancestral Roof: Domestic Architecture of Upper Canada*. Toronto: Clarke, Irwin & Company Ltd., 1964.
- Maple Women's Institute. "The History of Maple". 1995.
- McIlwairth, Thomas F. *Looking for Old Ontario*. Toronto: University of Toronto Press, 1997.
- Pacchiarotti, Angela. *City of Vaughan: Inventory of Significant Heritage Structures*. City of Vaughan, Heritage Resources Division, 1991.
- Parks Canada Agency. *Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition*. Ottawa: Parks Canada, 2010.
- Plander, Barbara. "Old Buildings in the Town of Vaughan." 1975.
- Reaman, G. Elmore. *A History of Vaughan Township*. Vaughan: Vaughan Township Historical Society, 1971. Available online at: <http://www.ourroots.ca/e/toc.aspx?id=8222>, accessed 4 January 2016.



Tremaine, George R. *Tremaine's Map of the County of York, Canada West*. Toronto: 1860.

Wright, Janet. *Architecture of the Picturesque in Canada*. Ottawa: Parks Canada Agency, 1984 (e-version 2011).

York Region. York Maps Interactive Map. Available at: <https://ww6.yorkmaps.ca/YorkMaps/nindex.html>

Zadro, Eric and Paul Delamere. "Southern Ontario Railway Map." Available at:
<http://individual.utoronto.ca/sorailmap/#download> (accessed September 2015).



11.0 IMPORTANT INFORMATION AND LIMITATIONS OF THIS REPORT

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, Programs and Services Branch, Cultural Division, 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 Weston Consulting (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.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder Associates Ltd.'s express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder Associates Ltd. may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder Associates Ltd. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder Associates Ltd.'s report or other work products.

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.



12.0 CLOSURE

We trust that this report meets your current needs. If you have any questions, or if we may be of further assistance, please contact the undersigned.

GOLDER ASSOCIATES LTD.

Henry Cary, Ph.D.
Built Heritage Specialist / Archaeologist

Hugh Daechsel, M.A.
Principal, Senior Archaeologist

HCC/HD/ly/cr/ly

Golder, Golder Associates and the GA globe design are trademarks of Golder Associates Corporation.

n:\active\projects - other offices\whitby\2015\1539132 - weston - 2057 major mac - vaughan\report\final report\1539132-r01 jan 25 16 (final) weston hia_2057 major mac drive w.docx

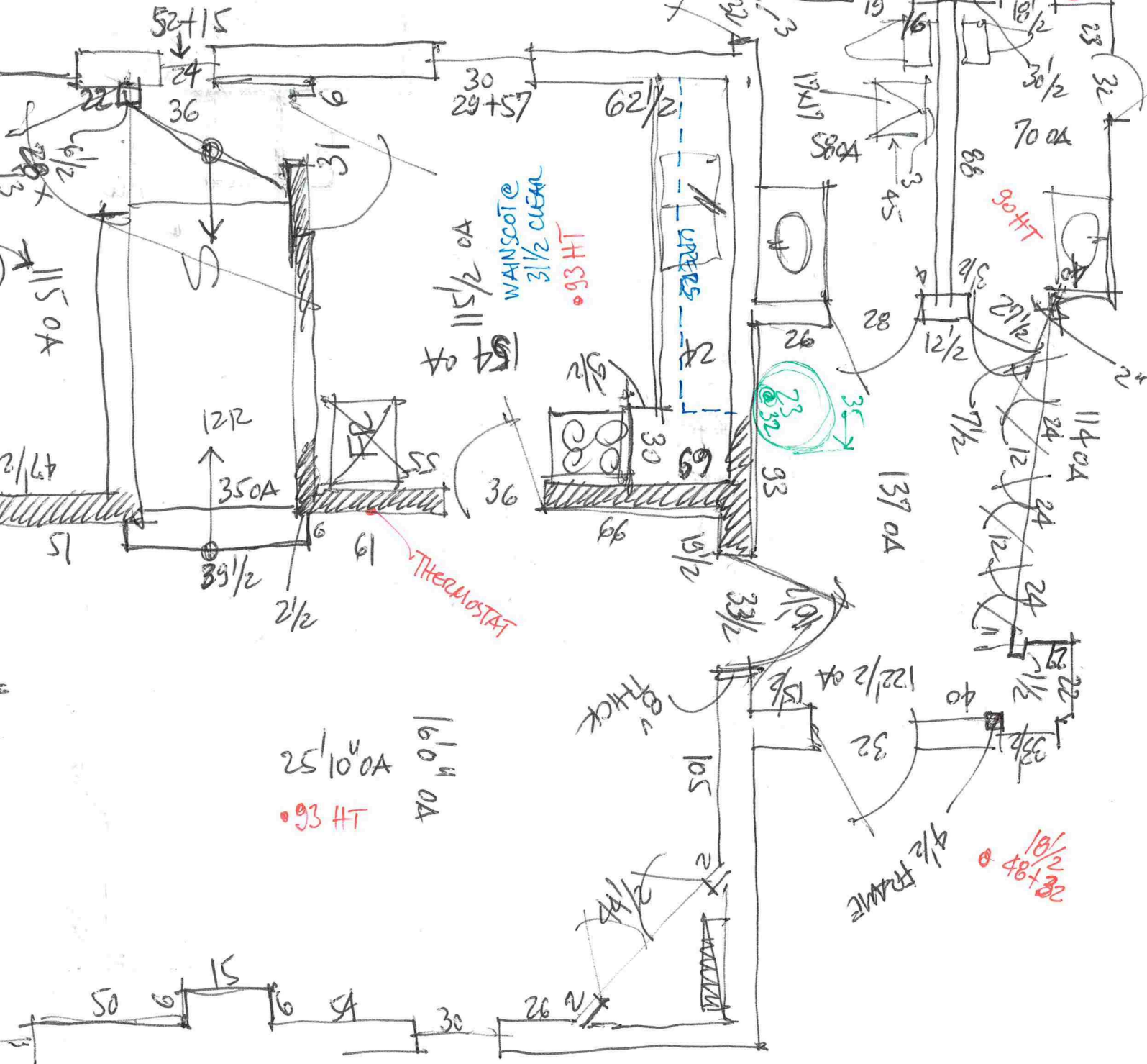
As a global, employee-owned organisation with over 50 years of experience, Golder Associates is driven by our purpose to engineer earth's development while preserving earth's integrity. We deliver solutions that help our clients achieve their sustainable development goals by providing a wide range of independent consulting, design and construction services in our specialist areas of earth, environment and energy.

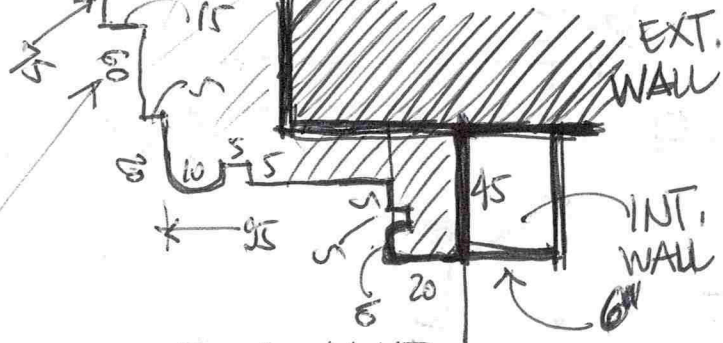
For more information, visit golder.com

Africa	+27 11 254 4800
Asia	+66 21 6288 8522
Australasia	+61 3 8362 3500
Europe	+44 1828 951851
North America	+1 800 275 3291
South America	+56 2 2618 2000

solutions@golder.com
www.golder.com

Golder Associates Ltd.
309 Exeter Road, Unit #1
London, Ontario, N6L 1C1
Canada
T: +1 (519) 652 0099





45 @
INTERIOR
JAMB

DOOR JAMB
DETAIL
@ EXTERIOR

