

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 186-2024

A By-law to designate 7303 Islington Avenue, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18.

WHEREAS Pursuant to Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended, the council of a municipality is authorized to enact a by-law to designate real property within the municipality, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS section 29(1.1) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 requires the Council of a municipality to cause notice of intention to designate a property to be given by the Clerk of the municipality;

AND WHEREAS the property described in Schedule "A" to this By-Law, municipally known as 7303 Islington Avenue is deemed to contain cultural heritage value or interest;

AND WHEREAS section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 requires a notice of intent to designate to be served on the Property Owner, on the Ontario Heritage Trust, and to be published in a newspaper;

AND WHEREAS, on April 22, 2024, the Council of the Corporation of the City of Vaughan caused notice of intention to designate 7303 Islington Avenue as a property of cultural heritage value or interest.

AND WHEREAS section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25 requires a municipality to adopt and maintain policies with respect to the specific form and manner of the provision of notices;

AND WHEREAS sections 26(4) and 39.1(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 permit a municipality to publish notices in accordance with a policy adopted by the municipality under section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25;

AND WHEREAS the City of Vaughan enacted By-law 021-2024 on January 30, 2024 pursuant to section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25 which allows for notice to be provided by way of the City's website;

AND WHEREAS on July 30, 2024, the City of Vaughan published a notice of intention to designate 7303 Islington Avenue on the City of Vaughan's website in accordance with By-law 021-2024, with the notice served to the Ontario Heritage Trust and to the owners of 7303 Islington Avenue;

AND WHEREAS no notice of objection to the proposed designation was served within the thirty-day timeline prescribed by section 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, on the Clerk of the City of Vaughan;

NOW THEREFORE the Council of the City of Vaughan ENACTS AS FOLLOWS:

1. That pursuant to Section 29 of the *Ontario Heritage Act*, the property located at 7303 Islington Avenue (the "Property"), in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, being more particularly described in Schedule "A" attached hereto and forming part of this By-law, shall be and is hereby designated as a property of cultural heritage value or interest.
2. That the Statement of Cultural Heritage Value or Interest for the Property explaining the reasons the Property is of cultural heritage value or interest is attached hereto in Schedule "B" and forms a part of this By-law.
3. That the City Solicitor is hereby authorized to cause a copy of this By-law and its Schedules to be registered against the title to the Property in the proper land registry office.
4. That the City Clerk is hereby authorized to cause a copy of this By-law and its Schedules to be served on the Property Owner and on the Ontario Heritage Trust.
5. That the City Clerk is hereby authorized to publish notice of this By-law on the City of Vaughan's municipal website.

Voted in favour by City of Vaughan Council this 29th day of October 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

DRAFT

Authorized by Item No. 19 of Report No. 14 of the Committee of the Whole.
Adopted by Vaughan City Council on April 22, 2024.
City Council voted in favour of this by-law on October 29, 2024.

SCHEDULE "A" TO BY-LAW NUMBER 186-2024

Description of Lands

PIN 03223-0052:

PT LT 1 REGISTRAR'S COMPILED PLAN 9691 VAUGHAN; PT LT 13 REGISTRAR'S COMPILED PLAN 9691 VAUGHAN; PT LT 8 REGISTRAR'S COMPILED PLAN 9831 VAUGHAN; PT LT 9 REGISTRAR'S COMPILED PLAN 9831 VAUGHAN; PT LT 10 REGISTRAR'S COMPILED PLAN 9831 VAUGHAN; PT LT 13 REGISTRAR'S COMPILED PLAN 9831 VAUGHAN; PT LT 18 REGISTRAR'S COMPILED PLAN 9831 VAUGHAN PT 2, R496585; BEING THE KING'S HIGHWAY 407 BTN ISLINGTON AV & PINE VALLEY DR; Vaughan

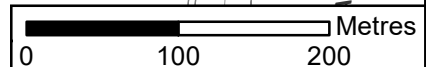
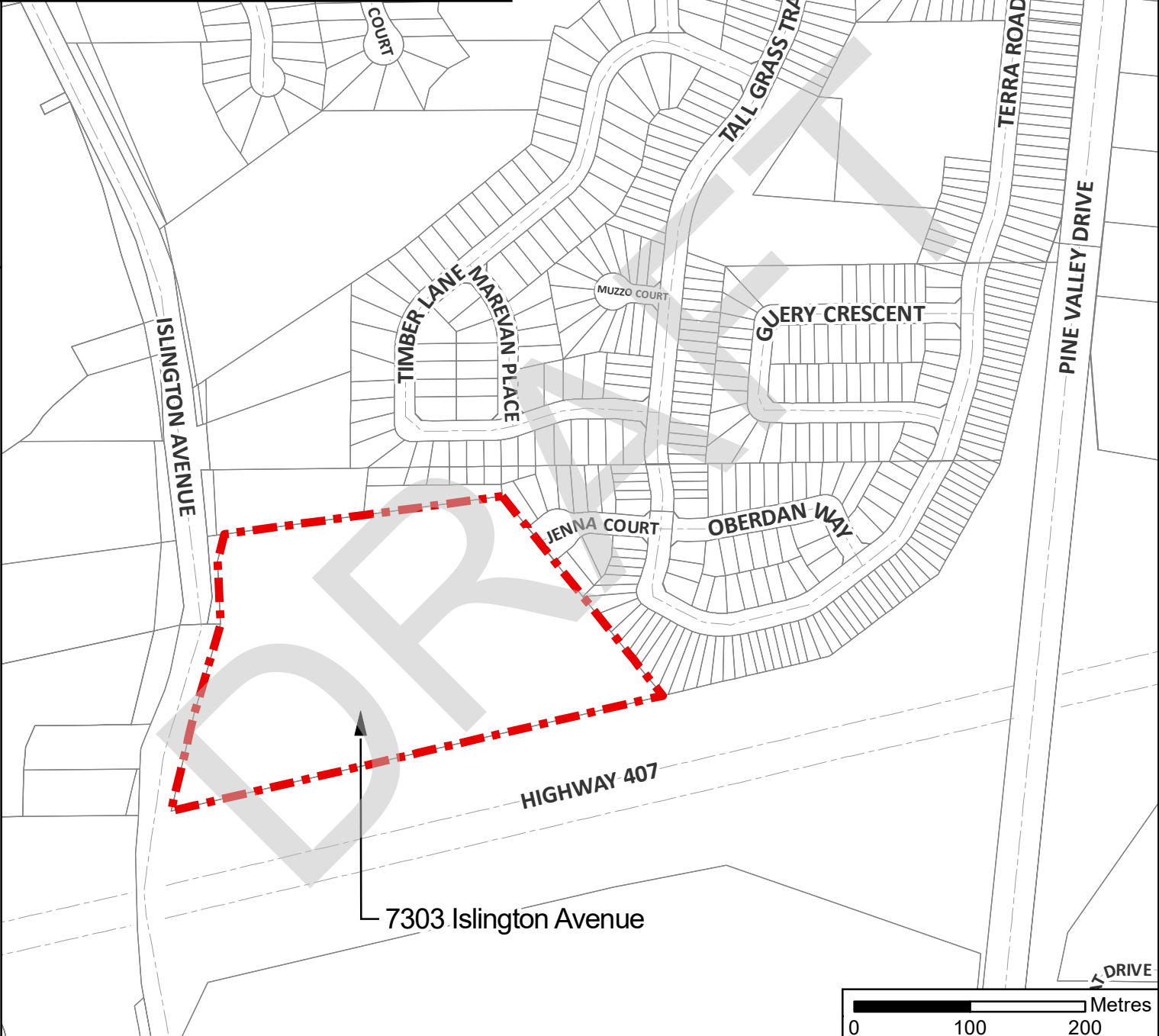
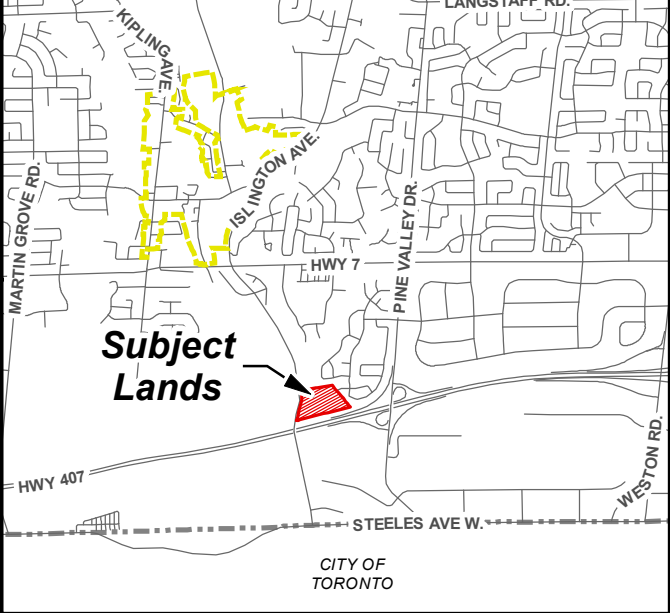
PIN 0322-0842:

PT LT 12 REGISTRAR'S COMPILED PL 9831 PTS 3 & 4 EXPRO PL VA84759, PT 6,64R7756, PT 7 EXPROP PL VA84781 EXCEPT PT 13 65R20461 ; PT LT 11 SAID PL 9831, PTS 1 & 2 EXPROP PL VA84759 EXCEPT PT 13 65R20461 ; PT LT 10 SAID PL 9831, PT 1 EXPROP PL VA84779 EXCEPT PT 2 R496585 & EXCEPT PT 13 65R20461 ; PT LT 9 SAID PL 9831, PT 1 EXPROP PL VA84780 EXCEPT PT 2 R496585 ; PT LT 8 SAID PL 9831 PT 25 64R7756, PTS 1 & 2 EXPROP PL VA84781 EXCEPT PT 2 R496585 ; PT LT 8 PL 9831 PTS 3, 4, 5 & 6 ON PL11172 AS IN R565381 SAVE AND EXCEPT PT 2 ON 65R15080; Vaughan

Municipal Address: 7303 Islington Avenue

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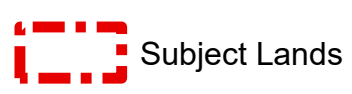
CONTEXT MAP



**Location Map
To By-Law 186-2024**

Location: 7303 Islington Avenue
Part of Lot 3, Concession 7

City of Vaughan



STATEMENT OF CULTURAL HERITAGE VALUE

BRIEF DESCRIPTION

ADDRESS: 7303 Islington Avenue

PIN 03223-0052: PT LT 1 REGISTRAR'S COMPILED PLAN 9691 VAUGHAN; PT LT 13 REGISTRAR'S COMPILED PLAN 9691 VAUGHAN; PT LT 8 REGISTRAR'S COMPILED PLAN 9831 VAUGHAN; PT LT 9 REGISTRAR'S COMPILED PLAN 9831 VAUGHAN; PT LT 10 REGISTRAR'S COMPILED PLAN 9831 VAUGHAN; PT LT 13 REGISTRAR'S COMPILED PLAN 9831 VAUGHAN; PT LT 18 REGISTRAR'S COMPILED PLAN 9831 VAUGHAN PT 2, R496585; BEING THE KING'S HIGHWAY 407 BTN ISLINGTON AV & PINE VALLEY DR; Vaughan

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OVERVIEW

The cultural heritage value of the property known as 5670 Steeles Ave. W meets the criteria set out by the *Ontario Heritage Act* under Province of Ontario Regulation 9/06 for the categories of historical/associative, design/physical and contextual value.

Name: James Hardie House

Date Built: 1850-1860

Style: Georgian

Condition: Very good

ARCHITECTURAL DESCRIPTION

The property located at 7303 Islington Avenue, comprises a two-storey residence building, known as the James Hardie House, that was constructed sometime in the 1850's. The structure is a representation of Georgian style architecture. Georgian style is known for symmetry, simplicity, and minimal classical details.

The main building at 7303 Islington is rectangular in plan, with symmetrical elevation element arrangements, the exterior has white clapboard, and there is minimal decoration. The structure has a side gable roof; return eaves on the roof gables are visible from the north and south elevations. The original portion of the home is 2-storey, while the rear portion contains two 1-storey additions. The first addition contains a kitchen, which was added sometime in the early 19th or 20th century. The second addition was first used as a garage, then later converted to a laundry and storage space.

The west elevation is the main entrance to the residence, which has a centrally placed door with a glass transom above the entrance doorway. The lower level has two symmetrically placed windows; one on either side of the main door. The second level has three evenly spaced smaller windows: two are positioned over the lower-level windows, and one is centered over the door. The north and south elevations also have symmetrically placed windows, with a chimney located between the windows on the south elevation. The porch has a bell-cast roof, which extends the width of the front the house.

Documented photos establishes that the porch previously incorporated treillage (trelliswork) posts, while the current posts are wooden and without detailing.

The 2023 Cultural Heritage Evaluation Recommendation (CHER) report identifies the James Hardie House as the only contributing heritage structure on the lot. The CHER also states that the during the demolition process of the agricultural warehouse, efforts should be taken to avoid any impact to the heritage structure.

HISTORICAL/ASSOCIATIVE VALUE

The subject property located at 7303 Islington is associated with the Hardie (Hardy) Family, who were early settlers in Vaughan. James Hardie Senior purchased Lot 3 of Concession 7 from James Brown in the 1840's. James Brown was the father of James Hardie's wife, Susanah. It is believed the house was built sometime in the 1850's for the family of James Hardie Sr. and his wife Susanah. A 1981 report prepared for the property states that James Hardie Sr. built a sawmill on part of the Humber River that ran through the property. The sawmill is illustrated on an 1860 map. The map also indicates that James Hardie owned all of lot 3, except for a small portion of the western half. While there is limited information about the Hardie family, the sawmill built by James Hardie Sr. highlights his hard work in establishing a new life in Vaughan. This also helps to establish contributions to the development of Vaughan and gives insight into the way of life for early settlers within the community.

James Hardie Sr. sold the south portion, located on the eastern half of lot 7, to his son James Hardie Junior (1836-1866) in 1859 for \$1000. This is the same section of land where the subject property is located. James Hardie Jr. lived on the property with his wife Ellen. Upon his passing James Hardie Jr. willed the property to his wife. Ellen would later marry George Wallace, and it is his name that appears on the 1878 map. The 2023 Cultural Heritage Evaluation Report (CHER) reveals that it is undetermined how long Ellen remains at the subject property after her marriage to George, due to the house being rented out into the 20th century. When Ellen passed away in 1914, the property went to her daughter Ellen Orr. In 1939, Ellen Orr passed away and the property passed onto her daughter Merlda Zimmer.

Merlda Zimmer sold the property to Joseph Collins, his wife Mildred, and son Charles in 1954. The CHER indicates that Charles, who was also known as John, collaborated with his brother Allen to create the vegetable growing business, J. Collins & Sons Limited. The warehouse for the business was constructed between 1961 and 1969. The business was later moved to Flamborough, Ontario.

CONTEXTUAL VALUE

The subject property located at 7303 Islington holds contextual value through building's historical link and physical location on the property. Located on a hill, on the east side of Islington Avenue and north of the Highway 407, the property historically represents a way of life during the time-period it was built. The CHER also comments that the property is one of few remaining rural residential and agricultural examples along the section of Islington Avenue. Through its connections to the Hardie family, the structure is a reflection of the rural and agricultural way of life. It is here that the merit of the house lies, just as much as in the architectural value.

SUMMARY OF CULTURAL HERITAGE VALUE

Architectural Value

- 2-storey Georgian structure, symmetrical
- Clapboard siding
- Side gable roof, with return eaves on the roof gables
- Glass transom above front door
- Bell cast portico
- Symmetrically placed windows

HISTORICAL OR ASSOCIATIVE VALUE

- Associated with the Hardie family, who were early settlers in Vaughan

CONTEXTUAL VALUE

- The property is one of the last remaining examples of rural residential and agricultural-based properties in the area
- The setting of the property is prominent on the hill

SOURCES AND BIBLIOGRPHY

City of Vaughan Archives

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https://www.historicplaces.ca/en/pages/32_queen_anne.aspx

7303 Islington Avenue: *Cultural Heritage Evaluation Report*. TMHC. November 16, 2023

7303 Islington Avenue: *Cultural Heritage Evaluation Recommendations Report* TMHC. November 16, 2023