

SHARON HERITAGE CONSERVATION DISTRICT STUDY EXECUTIVE SUMMARY

This Executive Summary only provides key points from the report. The reader should examine the complete report including background, results as well as limitations.

Introduction

The Sharon Heritage Conservation District Study (**HCD Study**) was initiated by the Town of East Gwillimbury (the **Town**) to examine the viability of a HCD in Sharon. The Town retained LHC Heritage Planning & Archaeology Inc. (**LHC**) and TMHC Inc. (**TMHC**) on 10 June 2022 to undertake this study. The Town identified the following two project objectives:

- Establish a Heritage Conservation District in Sharon to protect and preserve the valuable cultural heritage resources.
- Create a Heritage Conservation District Plan establishing policies, urban design guidelines and best practices for managing growth while maintaining and respecting the heritage character of the community.

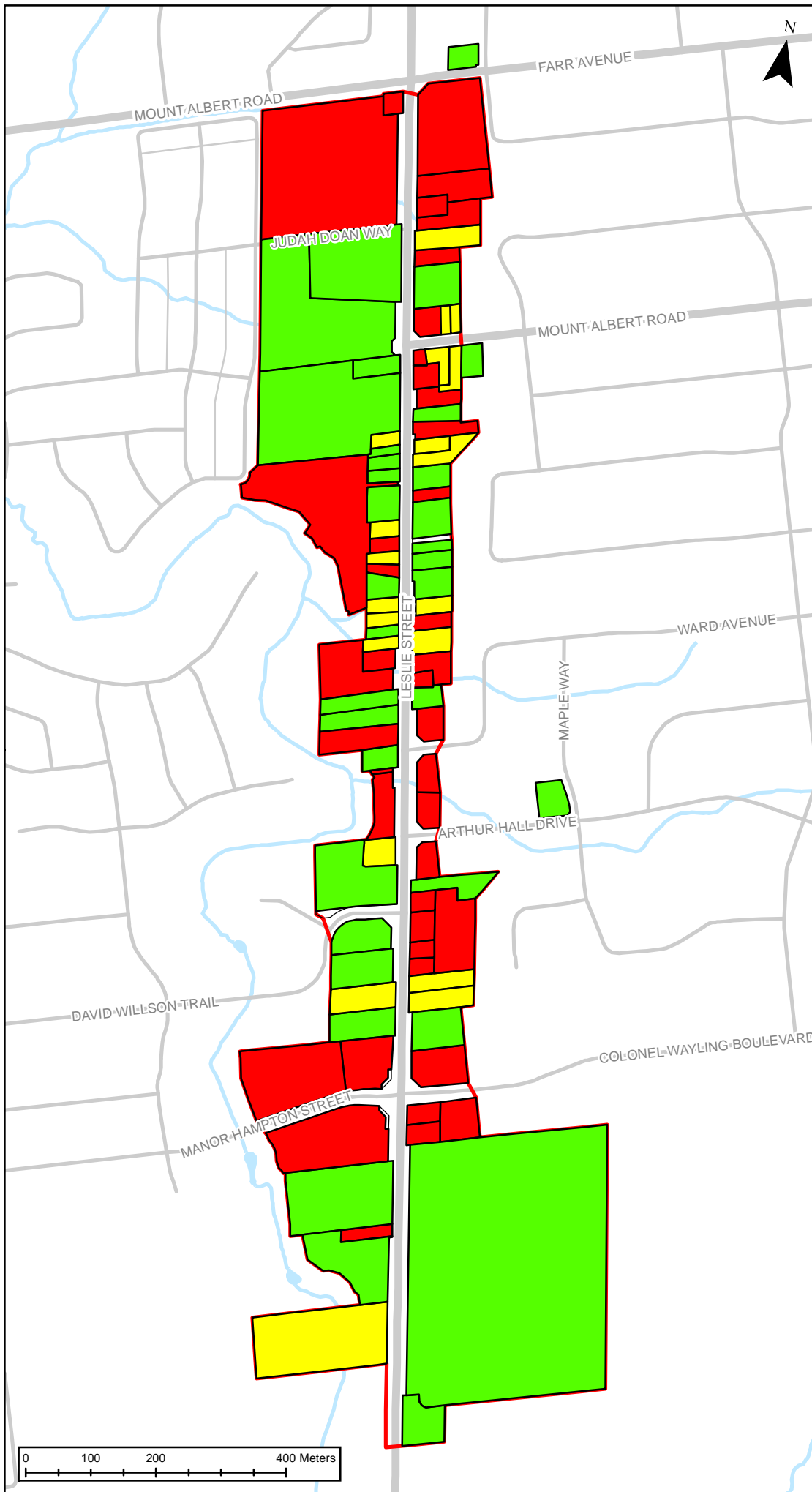
The Village of Sharon has long been recognized as an area with significant cultural heritage properties. It was identified as a potential HCD in the 2010 Official Plan and the history of the area has been included in various planning initiatives and studies. The Sharon Temple has long served as a central focus of the community. The community identifies the area as having a special historic character.

The Study Area is a long, narrow corridor along a 2.2-kilometre stretch of Leslie Street between Mount Albert Road/Farr Avenue at the north end and the Sharon Burying Ground at the south end. The boundaries of the Study Area follow property lines, generally, one property deep from Leslie Street with some additional properties at intersections. The Study Area includes a commercial section in the north, institutional properties –generally—in the north end, residential properties throughout, and agricultural properties at the south end. Buildings in the Study Area include a mixture of styles from the early 19th century into the 21st century. A significant landmark property is the Sharon Temple National Historic Site of Canada (**NHSC**) which is next to the Town’s Civic Centre.

This HCD Study includes work to understand the history, development of and existing condition of Sharon as a whole, along with individual properties in the Study Area. It includes a review of the planning context for the area. Based on this work, the Study Area and properties in it have been evaluated against the criteria from Section 3 of *Ontario Regulation 9/06 (O. Reg. 9/06)* under the *Ontario Heritage Act (OHA)*.

The HCD Study finds that the entire Study Area is eligible for designation under Part V of the OHA. The Study Area conveys a collective sense of heritage, 35.2% of the properties in the Study Area meet at least two criteria from O. Reg. 9/06. Figure 1 is a map of the evaluation results. Properties throughout the Study Area demonstrate physical value, design value, historic value, associative value and

contextual value. They are connected through vernacular buildings that share a number of architectural influences, the linear nature of the village along Leslie Street, mature trees and vegetation, lot patterns and views along Leslie Street.



Legend

- Study Area
- Property Parcels
- No CHVI
- Meets 1 O. Reg. 9/06 criteria
- Meets 2 or more O. Reg. 9/06 criteria

TITLE

Map of Individual Property O. Reg. 9/06 Evaluation Results

CLIENT

Town of East Gwillimbury

PROJECT

Sharon Heritage Conservation District Study East Gwillimbury, Ontario

PROJECT NO. LHC0321

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

1. Ontario Ministry of Natural Resources and Forestry, "Ontario Road Network", accessed September 28, 2023.
2. Ontario Ministry of Natural Resources and Forestry, "Ontario Hydro Network - Watercourse", accessed September 28, 2023.
3. Ontario Ministry of Natural Resources and Forestry, "Ontario Hydro Network - Waterbody", accessed September 28, 2023.

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DATE 2023-09-27

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FIGURE # 1

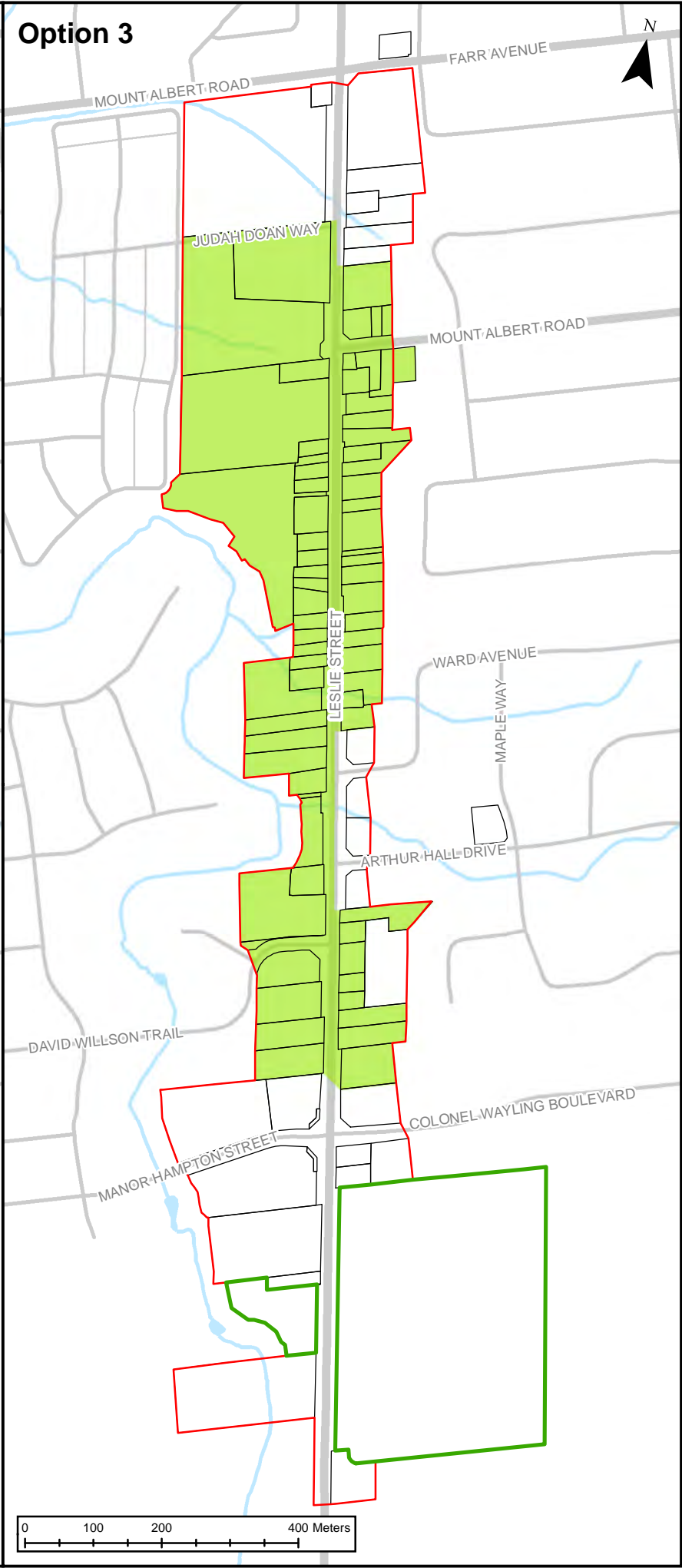
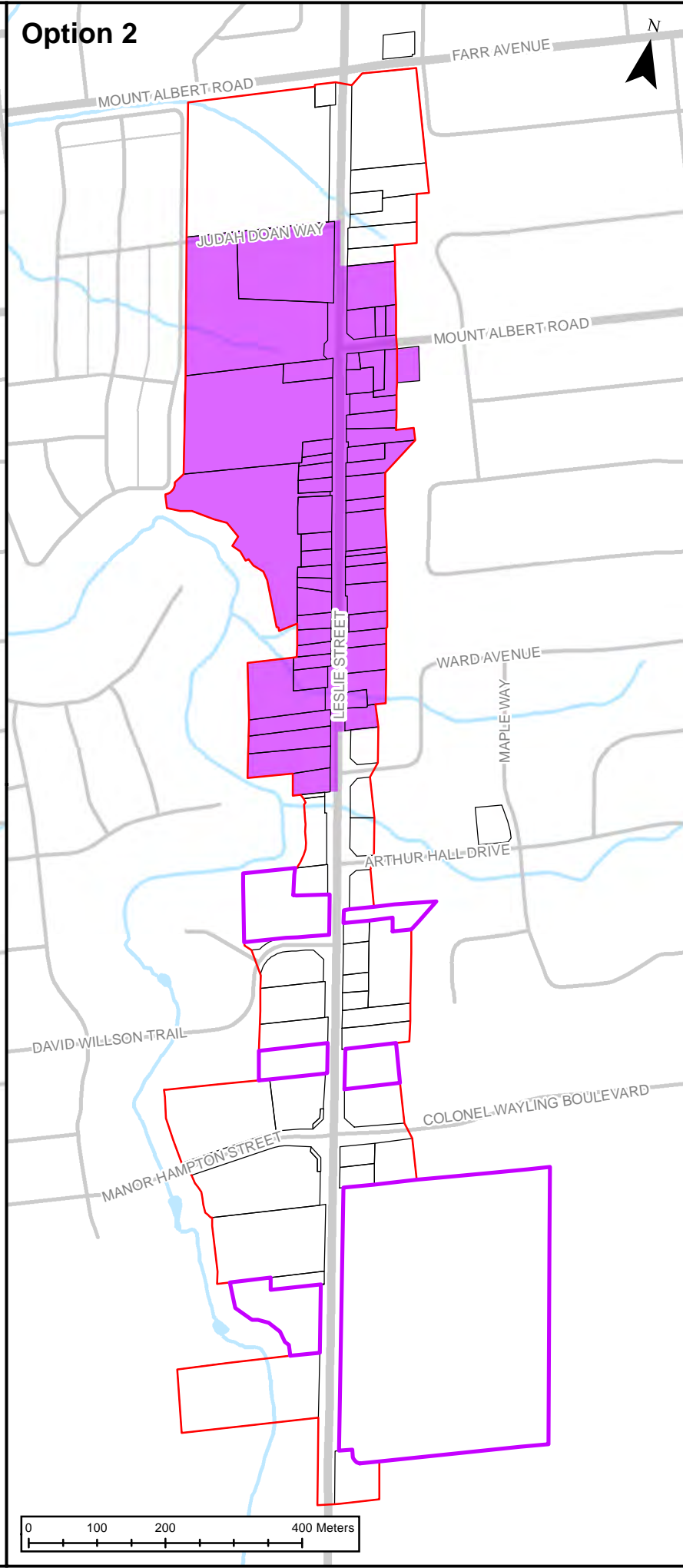
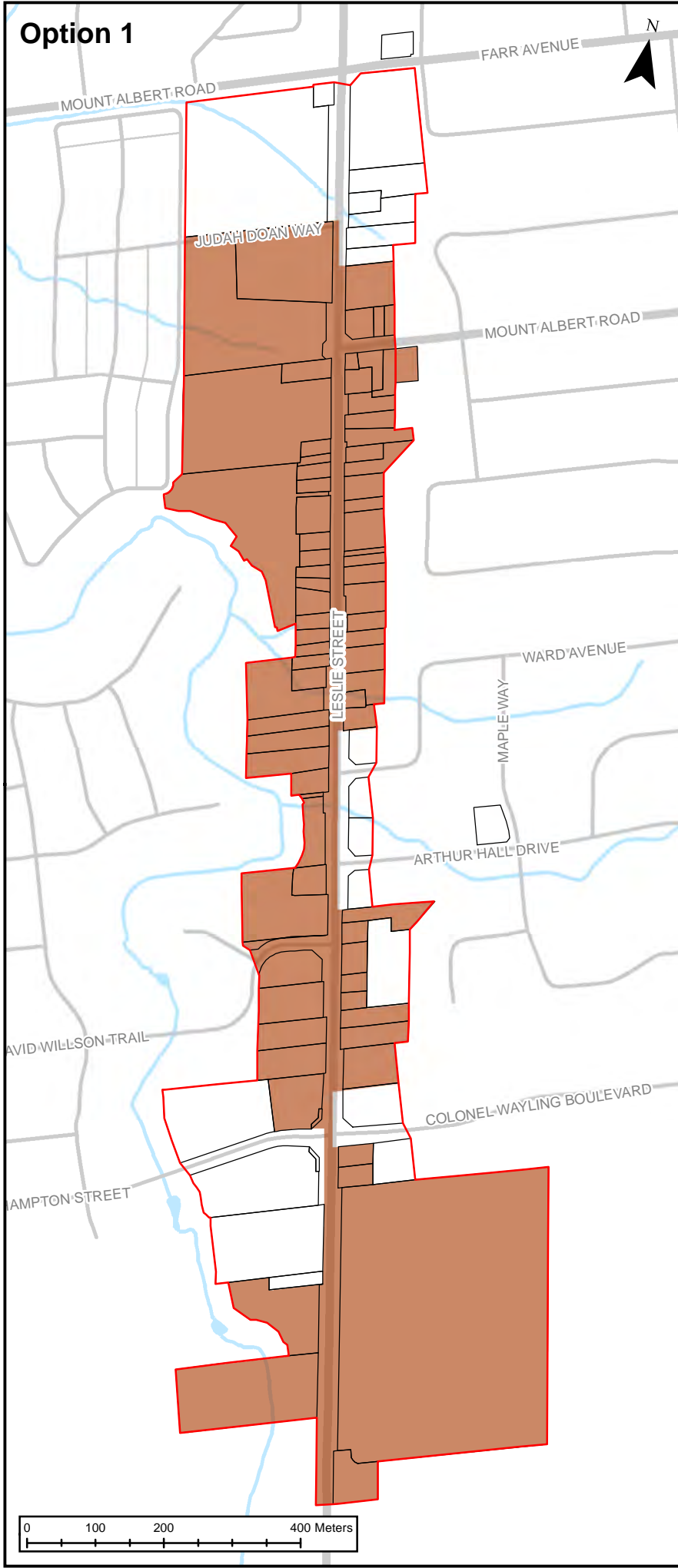
Refining the Proposed HCD Area

Other factors influence the potential HCD area. The HCD Study recommends a refined boundary to focus the HCD. This is based on heritage factors, visual factors, physical features and legal or planning factors that affect the area. These factors include:

- **Historic factors** such as the boundary of an original settlement, or an early planned community, concentrations of early buildings and sites;
- **Visual factors** determined by an architectural survey or changes in the visual character or topography of an area;
- **Physical features** such as man-made transportation corridors (railways and roadways), major open spaces, natural features (rivers, treelines and marshland), existing boundaries (walls, fences, and embankments), gateways, entrances and vistas to and from a potential district; [and],
- **Legal or planning factors** which include less visible elements such as property or lot lines, land use designations in Official Plans or boundaries for particular uses or densities in the zoning by-law, may also influence the delineation of the boundary, especially as they may affect its eventual legal description in the by-law.

The HCD Study developed and assessed three options for potential HCD Boundaries. Figure 2 illustrates the options considered in the HCD Study.

- **Option 1** includes all properties with significant cultural heritage value or interest (**CHVI**) and includes a number of non-contributing properties to maintain a sense of continuity across the area. This option is focused on historical factors.
- **Option 2** focuses the potential HCD closely on the historic village. It removes properties in commercial, transitional, and agricultural character areas. This option manages conservation and CHVI through a small HCD along with several carefully chosen individual designations. This option considers heritage character and planning limitations.
- **Option 3** focuses the HCD on the historic village and properties that combine village and rural characteristics. It includes properties with significant historical associations with the village. Properties with primarily agricultural character that have CHVI are recommended for individual designations. This option considers heritage character and planning considerations.



Legend

Study Area

Property Parcels

HCD Boundary, Option 1

HCD Boundary, Option 2

Potential Part IV Designations, Option 2

HCD Boundary, Option 3

Potential Part IV Designations, Option 3

TITLE

HCD Boundary Options

CLIENT

Town of East Gwillimbury

PROJECT

Sharon Heritage Conservation District Study East

PROJECT NO.

LHC0321

Gwillimbury, Ontario

NOTE(S)

1. All locations are approximate.

REFERENCE(S)

1. Ontario Ministry of Natural Resources and Forestry, "Ontario Road Network", accessed September 28, 2023.
2. Ontario Ministry of Natural Resources and Forestry, "Ontario Hydro Network - Watercourse", accessed September 28, 2023.
3. Ontario Ministry of Natural Resources and Forestry, "Ontario Hydro Network - Waterbody", accessed September 28, 2023.
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tmhc

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DATE

2023-09-27

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FIGURE #

2

Option 1 Analysis Summary

Advantages

This boundary option includes more than enough properties that meet two or more criteria from *O. Reg. 9/06* to be eligible for designation as a HCD. This option includes all properties with significant associations with the Children of Peace. It includes a range of characteristics from village to agricultural. It also includes all properties that community members requested be included during the first meeting with the community. This option is closely connected to historic factors and includes almost all properties with CHVI.

Disadvantages

This option includes large areas where there is limited heritage integrity and sense of place. The intersection of Leslie Street with Manor Hampton Street / Colonel Wayling Boulevard visually disconnects the agricultural south part of the Study Area from the transitional and village character areas to the north. This area is surrounded by vacant properties or properties that have a more suburban contemporary character. The intersection is a physical feature that breaks up the heritage integrity of the Study Area. The area around the intersections of Leslie Street with Arthur Hall Drive and Ward Avenue have a suburban character. The suburban character of these areas is a visual factor that affects the historic sense of place.

Option 2 Analysis Summary

Advantages

This boundary option includes more than enough properties that meet two or more criteria from *O. Reg. 9/06* to be eligible for designation as a HCD. This option focuses the HCD on the historic village, is compact, and largely balanced on both sides of Leslie Street. This option removes many of the properties in the Study Area that are not cultural heritage resources and has fewer planning factors such as different zoning to address.

Disadvantages

This option removes several properties with historic associations and characteristics consistent with the historic village from the HCD. The number of properties with thematic connections are fewer and properties with historic factors and visual factors consistent with the HCD are left out. This option excludes the Sharon Burying Ground and historic agricultural properties at the south end of the Study Area which have connections to the Children of Peace and village themes.

Option 3 Analysis Summary

Advantages

This boundary option includes more than enough properties that meet two or more criteria from *O. Reg. 9/06* to be eligible for designation as a HCD. It includes most of the properties with significant

historical factors connected to the village. It includes some properties that the community requested be included in a HCD. Three properties with CHVI are left out and may be addressed through individual designation under Part IV Section 29 of the *OHA*. This option includes the village and transitional character properties and conveys a sense of place. This option includes historic gateway structures on either side of Leslie Street at both the north and south ends of the boundary. This option does not include the intersection of Leslie Street and Manor Hampton Street / Colonel Wayling Boulevard, which divides the village from the properties with primarily agricultural character and demonstrates a different more contemporary and suburban character than the recommended HCD area.

Disadvantages

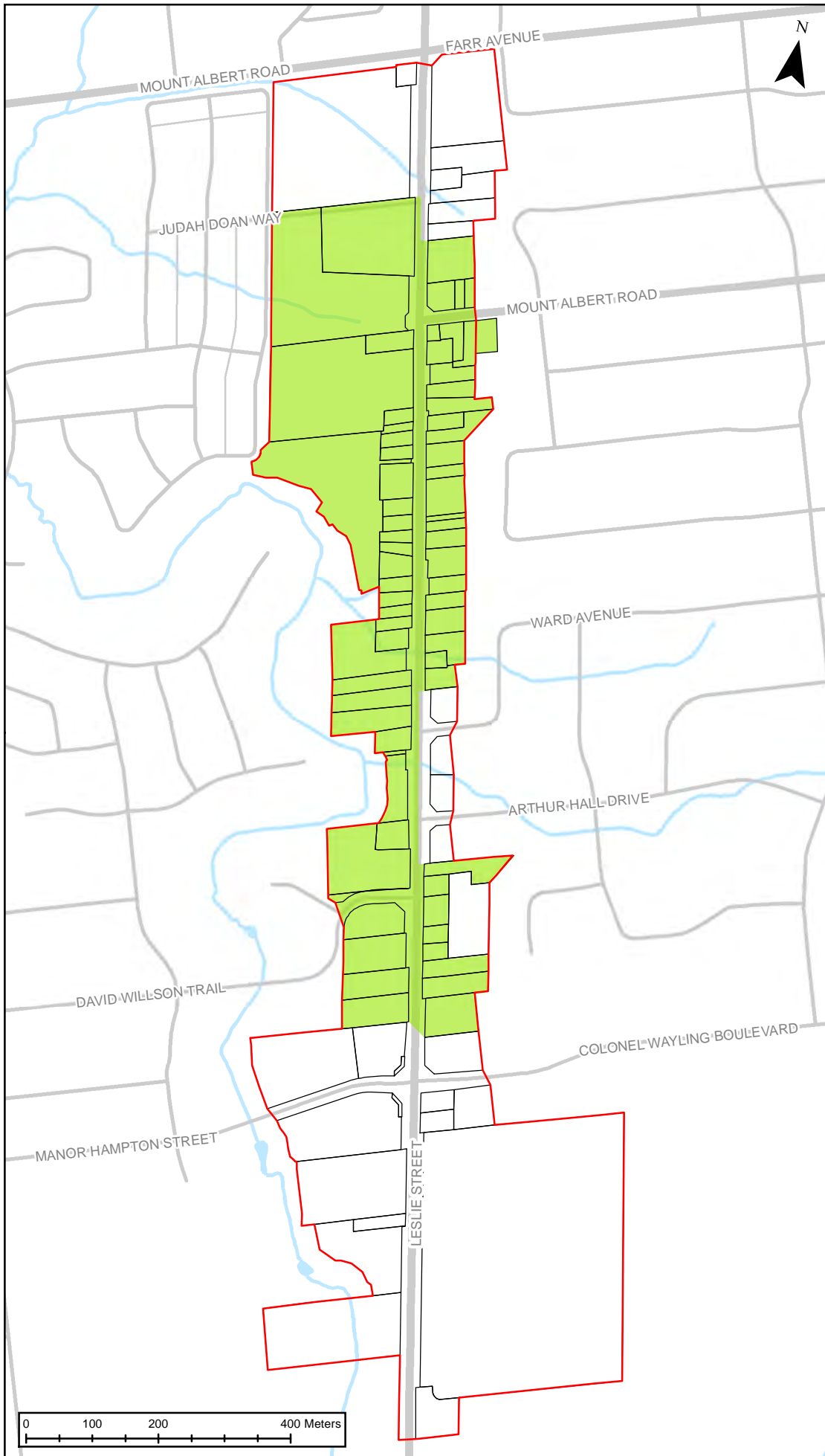
This option excludes the Sharon Burying Ground and historic agricultural properties at the south end of the Study Area which have connections to the Children of Peace and village themes. These properties were identified during public consultation as important cultural heritage resources and some people requested that they be included in a HCD.

Recommended HCD Area

Based on a combination of historic factors, visual factors, physical features and legal or planning factors Boundary Option #3 (Figure 3) is recommended for the Sharon HCD. This HCD area includes the historic core village and many properties with significant historical associations. Visually this area is relatively unified. It has historic gateway properties at each end and shared visual characteristics such as similar building size and setbacks, vegetation and views along the streetscape throughout. It is generally a length of Leslie Street between main cross streets. It is also an area with consistent zoning and land use, including largely residential uses or commercial uses in residential form buildings and institutional uses at the Sharon Temple Museum and Civic Centre property. The recommended HCD Area meets the criteria from *O. Reg. 9/06*; 42.4% of the properties in this area meet at least two of the criteria and 27.3% of the properties meet one of the criteria.

The consultant team recommends:

- The Town designate a HCD in Sharon under Part V of the *OHA*.
 - The Town continue on to phase 2 of this project, the creation of a HCD Plan and Guidelines.
 - The Town prepare a HCD designation By-law.
- The HCD boundaries be revised from the Study Area to those illustrated on Figure 3.
- The Town adopt a Statement of Cultural Heritage Value or Interest for the HCD (See Below).



Legend

- Study Area
- Property Parcels
- Recommended HCD Area

TITLE Recommended Boundary

CLIENT
Town of East Gwillimbury

PROJECT PROJECT NO. LHC0321
Sharon Heritage Conservation District Study
East Gwillimbury, Ontario

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

1. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
2. Ontario Ministry of Natural Resources and Forestry, "Contour", accessed September 28, 2023.

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DATE 2024-01-26

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FIGURE # 3

Recommended Statement of Cultural Heritage Value or Interest

Description of HCD Area

Sharon is an evolved agricultural village along Leslie Street in the Town of East Gwillimbury. Leslie Street is a linear corridor between Concessions 2 and 3 in the Town. The heritage area generally includes properties along Leslie Street in Concessions 2 and 3 between the north half of Lot 6 and the south half of Lot 11.

Statement of Cultural Heritage Value or Interest

Sharon has cultural heritage value or interest for its collective physical, design, historical, associative, and contextual values. The area conveys a collective sense of its heritage. Properties in it are connected through vernacular buildings that share a number of architectural influences and span the 19th through 20th centuries, the linear nature of the village, mature trees and vegetation, lot patterns, and views along Leslie Street. It is distinct from surrounding areas.

The historic village developed around early 19th century farms along Leslie Street and the Sharon Temple—a major landmark. It includes a concentration of—generally—modest, vernacular heritage buildings that span the last two centuries and are linked in a linear village along the street. The village conveys a sense of maturity and demonstrates adaptation over time. Sharon is closely associated with the Children of Peace and includes significant properties associated with the Anglican and Methodist traditions. The religious and civic history of the village is closely connected to political movements in Ontario including the 1837-38 rebellion and the temperance movement.

The village includes several landmark buildings with associated landscapes including the Sharon Temple, St. James the Apostle Anglican Church, Civic Centre, and several prominent 19th century residential buildings. Contextually, most of the properties in the village are on small lots that were created out of the farms of the earliest settlers. Modest residential form buildings dominate the village and the area includes mature front yard trees that generally line up along the street across several properties. Properties generally have similar or consistent building setbacks from the street. These features create a shared context that supports a special historic character.

Heritage Attributes

Heritage Attributes of the HCD are:

- The buildings and landscapes on Landmark properties, such as;
 - 18974 Leslie Street, the Sharon Temple property, its buildings, large open spaces and allée of mature trees leading from Leslie Street to the front of the Temple building.
 - 19040 Leslie Street, the Judah Doan House, its building, front yard landscaping, and relationship to the Civic Center including views from the street encompassing both buildings;
 - 19027 Leslie Street, Brammer House; and,
 - 19000 Leslie Street, the Civic Centre.
- Buildings with significant historical associations that define and support the character of the area, such as;
 - 19040 Leslie Street, the Judah Doan House;
 - 19027 Leslie Street, the Brammer House;
 - 18974 Leslie Street, the Sharon Temple and David Wilson's Study;
 - 18944 Leslie Street, the John C. Hogaboom General Store, David Willson Hughes General Store;
 - 18921 Leslie Street, the Amos Lundy Farmhouse
 - 18817 Leslie Street, the John T. Stokes House / Maplehyrn;
 - 18794 Leslie Street, St. James the Apostle Anglican Church;
 - 18694 Leslie Street, the Peter Rowan House;
 - 18611 Leslie Street, the Col. James Wayling House; and,
 - 18642 Leslie Street.
- The gateway across Leslie Street framed by 19040 Leslie Street –the Judah Doan House—and 19027 Leslie Street –the Brammer House—opposite each other across Leslie Street.
- The gateway across Leslie Street framed by 18611 Leslie Street –the Col. James Wayling House—and the gothic revival style house at 18642 Leslie Street, opposite each other across Leslie Street.
- The large number of one-and-a-half to two storey residential form, detached buildings.
- Mature trees in front yards and along side and rear property boundaries.
- Built form that demonstrate architectural influences from; Gothic Revival, Colonial Revival, Georgian, Ontario Cottage, Edwardian, and Minimal Traditional styles.
- The linear corridor along Leslie Street lined with buildings that face the street.