

## **COMMITTEE OF THE WHOLE - FEBRUARY 19, 2008**

### **GILMOUR-HALLETT HOUSE, 124 WOODBRIDGE AVENUE, MARKET LANE HOLDINGS**

#### **Recommendation**

The Commissioner of Community Services recommends that Council provide direction on the following Heritage Vaughan Committee recommendation:

1. That Council consider Market Lane Holdings' proposal to relocate the Gilmour-Hallett building to the City-owned Armstrong Park; and,
2. That Council's direction regarding this matter be reported back to Heritage Vaughan.

#### **Economic Impact**

The cost related to the proposed City ownership of the Gilmour-Hallett House at 124 Woodbridge Avenue to the City-owned Armstrong Park located at the north-west corner of Islington Avenue and Woodbridge Avenue, is \$25,000.00 per year. The property owner has offered a maximum contribution of \$250,000.00 for the relocation of the building.

#### **Communications Plan**

The property owner and Heritage Vaughan Committee will be communicated any direction/resolution from Council on this matter.

#### **Purpose**

The purpose of this report is to seek Council's direction of Market Lane Holdings' request for relocation and future City ownership of the Gilmour-Hallett House, 124 Woodbridge Avenue at the Armstrong Park, located at the north-west corner of Islington Avenue and Woodbridge Avenue.

#### **Background - Analysis and Options**

Market Lane Holdings has submitted a development application to the City's Planning Department as part of its Phase 2 of the redevelopment of Market Lane in Woodbridge at 124 Woodbridge Avenue. The development application is to permit Phase 2 of the site plan which includes two 4-storey mixed-use condominium buildings with ground floor commercial uses and a total of 90 residential units. The Development Planning Department requested comments from Cultural Services and Heritage Vaughan Committee regarding the proponent's plan in March 2007.

In Phase 1 of the redevelopment of Market Lane, the owner retained the historic Inkerman House in the 6-storey mixed use condominium building constructed at the site. The applicant has preserved the building and proposes to restore its exterior in the spring of 2008.

At their 21 March 2007 meeting, Heritage Vaughan reviewed Phase 2 of the Market Lane site development. The application did not include the retention of the existing buildings at 116 Woodbridge Avenue and 124 Woodbridge Avenue. Heritage Vaughan at this meeting approved the demolition of 116 Woodbridge Avenue, but as it relates to the Gilmour-Hallett building at 124 Woodbridge Avenue, requested the owner to preserve the building in the following motion passed at the meeting:

1. That, the applicant revise the submitted proposal, plans and elevation drawings for Market Lane - Phase 2 to incorporate the existing heritage building at 124 Woodbridge Avenue (known as the Gilmour-Hallett House) within the site development, preferably in

its current location or, if necessary, re-located along Woodbridge Avenue west of the current location.

2. That, a detailed restoration strategy and plan for the Gilmour Hallett House at 124 Woodbridge Avenue be prepared by or approved by a recognized heritage architect having membership with the Canadian Association of Professional Heritage Consultants (CAPHC).
3. That, the height, massing, scale, fenestration, doors, building materials and railings of the proposed new construction along Woodbridge Avenue, be compatible with and sensitive to the Gilmour-Hallett House and the historical Woodbridge Avenue streetscape.

The heritage building at 124 Woodbridge Avenue, known as the Gilmour-Hallett House, is a 2-storey brick structure built in 1878 for Gilbert Gilmour as the Commercial House (Hotel). The building is a fine example of Victorian architectural style featuring dichromatic brickwork and many original window sashes with arched brick heads. The Gilmour-Hallett House is one of a few remaining heritage buildings along the Woodbridge Avenue streetscape. The Gilmour-Hallett House was bought by John George Hallett before 1892. Hallett subsequently opened a private bank in the subject building which grew to the extent that he built a second bank building directly west of 124 Woodbridge Avenue in 1905. Although alterations have been made to the exterior (and more so to the interior), there is enough architectural and historical significance remaining in the Gilmour-Hallett House to justify its preservation. Cultural Services has rated this building as being historical and architecturally significant and identifies this building as important landmark in the Woodbridge core.

A heritage conservation district study is currently underway for the Woodbridge historic core in which this subject property is located. The designation of this area along Woodbridge Avenue under Part V of the Ontario Heritage Act is likely to come into affect in the next 6 months. The designation of Woodbridge Avenue as a heritage conservation district would require preservation of all significant/contributing heritage buildings and ensure all new development in the core is in accordance with design guidelines that encourage architecturally sympathetic new construction.

In October 2007, the property owner approached City staff to consider the relocation of the Gilmour-Hallett House to the City-owned Armstrong Park located east of the building along Woodbridge Avenue. The owner has related he is prepared to pay for the relocation of the building, including cost related to the construction of a new foundation and any work required to secure and make structurally sound the building, to a maximum contribution of \$250,000. The owner has requested that the City retain ownership and use of the building once the building has been moved to the site.

Heritage Vaughan reviewed the proposed relocation of the Gilmour-Hallett building to the Armstrong Park at their November 2007 meeting. The Committee in its review of the proposal requested that the matter be referred to Council as there are considerable City resources that would have to be secured in order for this proposal to be possible such as the use of City park land and renovation costs associated with the public use of the building. Additionally, a future use for the building will have to be found by the City. The Committee passed the following motion at its November 2007 meeting:

1. That the planning report containing any negotiations regarding this matter be provided to Heritage Vaughan after it has been presented to Council.

Market Lane Holdings has requested Council's review of its proposal to move the Gilmour-Hallett building, relocate it on City parkland, and have the City retain ownership of the building. Phase 2 of Market Lane Holdings' development application is currently at a stand still until a resolution to the Gilmour-Hallett building is determined.

### **Relationship to Vaughan Vision 2020**

Vaughan Vision 2020 identifies as a strategic priority, the objective of providing service excellence to Vaughan citizens by supporting Vaughan's heritage and culture.

This report recommends a change from the priorities previously set by Council and the necessary resources have not been allocated.

### **Regional Implications**

There are no Regional implications associated with this report.

### **Conclusion**

Market Lane Holdings, owners of the Gilmour-Hallett building, is requesting that the City retain ownership of the heritage building once it has been moved to the site, placed on a new foundation, and structurally secured. The owner has advised he will contribute costs associated with the relocation of the building, the construction of a new foundation, and building rehabilitation costs, as determined by the City, to a maximum \$250,000. Additional City funds will be required to renovate and restore the building to a condition that will allow public use of the structure.

### **Attachments**

1. Site Plan & Photographs, Aerial Views

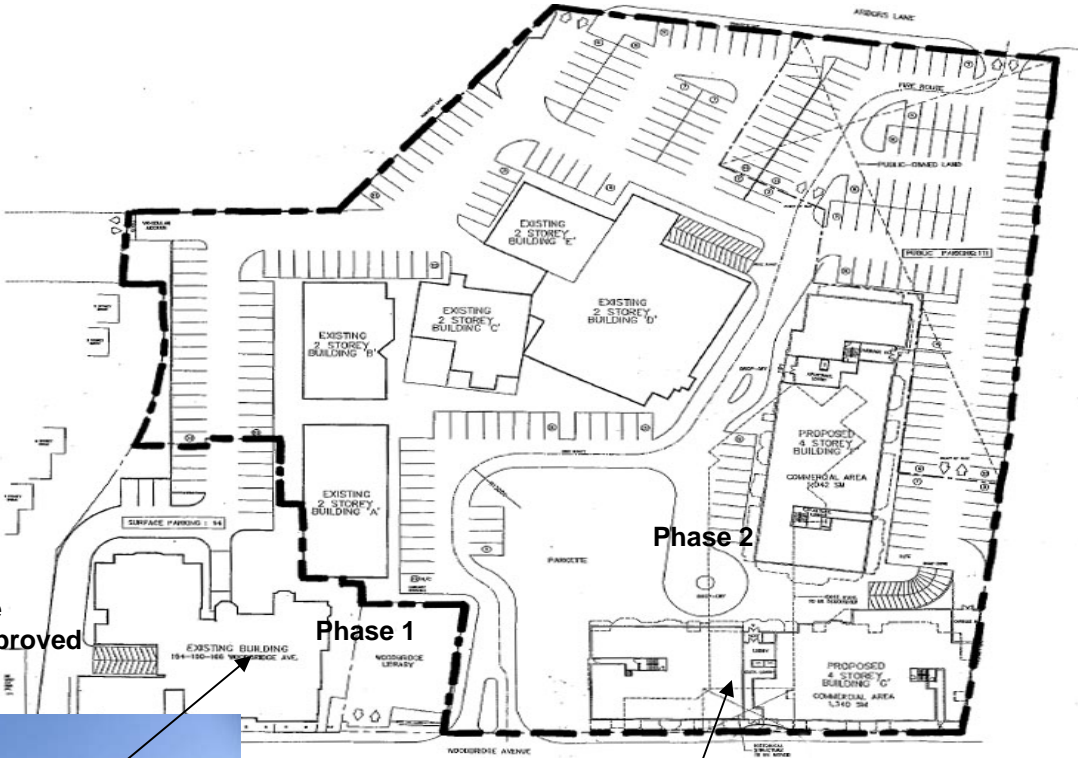
### **Report prepared by:**

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Respectfully submitted,

Marlon Kallideen  
Commissioner of Community Services

Market Lane Phase 2 Proposed Site Plan



166 Woodbridge Ave  
Inkerman House (approved  
restoration)



124 Woodbridge Avenue  
Gilmour-Hallett House”



Market Lane - Phase 1 with Inkerman House

**124 Woodbridge Avenue as  
"Gilmour Commercial House"  
c. 1880s  
(City of Vaughan Archives)**



**124 Woodbridge Avenue as  
"John Hallett House and  
Bank" after 1892  
(City of Vaughan Archives)**

**POSSIBLE RELOCATION SITE AT ARMSTRONG PARK**



**A scaled (approximate) Gilmour Hotel on site (35' x 25')**

**Parking**



**Gilmour Hallett House**

**Armstrong Park**

**Total distance: approximately 250 metres**