

COMMITTEE OF THE WHOLE - OCTOBER 6, 2008

DEMOLITION/REMOVAL REQUEST OF 8265 HUNTINGTON ROAD SOBEY'S CAPITAL INCORPORATED

Recommendation

The Commissioner of Community Services and the Director of Recreation and Culture recommend approval of the following recommendation from Heritage Vaughan Committee:

1. That Council approve the demolition/removal of the George Pearson House at 8265 Huntington Road under Section 27 (3) of the *Ontario Heritage Act*.
2. That the property be removed from the City's *Register of Property of Cultural Heritage Value*.

Economic Impact

There is no direct economic impact related to the approval of this report.

Communications Plan

The property owner through their representative will be communicated any outcome resolution made by Council as a result of the review of this matter.

Purpose

The building at 8265 Huntington Road is listed in the City's *Register of Property of Cultural Heritage Value* as approved by Council in June 2005 and established under Part IV, Section 27(1) of the Ontario Heritage Act. A notice of demolition/removal was received from the legal counsel representing the property owner on August 29, 2008 for the building. As a result, Council is to consider whether to designate the property or grant approval to demolish the building within 60 days of the owner's request as required under Section 27 (3) the Ontario Heritage Act.

Background - Analysis and Options

The City/Council has received a demolition/removal notice for the George Pearson House located at 8265 Huntington Road from the legal counsel representing the property owners. The property is identified in the City's *Register of Property of Cultural Heritage Value*. The property Register, approved by Council in June 2005, was established as per Part IV Subsection 27(1) of the Ontario Heritage Act. While properties on the Register are not "designated" property under the Heritage Act, they are provided protection from demolition for 60 days until such time as Council reviews their cultural heritage value and decides whether or not to designate the property under Part IV, Section 29 (1) of the Act. A notice of demolition/removal was received from the property owner by way of their legal counsel on August 29, 2008 pursuant to Section 27 (3) of the Act.

The property owner, Sobey's Capital Incorporated, received approval in 2007 of their development application for a large-scale distribution warehouse and office facility on this property and has since completed construction of the building. The identification and recommendation/request to preserve the heritage building on the property was provided to the property owners by Cultural Services staff through the request for comments circulation by the Vaughan Planning Department in 2006 (DA.06.057).

Heritage Vaughan at its September 17, 2008 meeting reviewed the request for demolition/removal of the subject building and recommended that the demolition of the building be approved. The Committee concluded that the architectural significance of the building has

been diminished by the number of changes to the building since its original evaluation in 2005 and its location behind a large warehouse facility would also limit its re-use.

The evaluation of the building as it relates to its cultural heritage value finds that the building although representative of its style, has a number of alterations that concludes it does not merit protection and preservation under Part IV Section 29 (1) of the Ontario Heritage Act. Should Council concur with this recommendation, it is recommended that Council approve the demolition of the building and not pursue the designation of the property.

The Ontario Heritage Act allows municipal councils to designate individual buildings and or property of cultural heritage significance under Part IV Section 29 (1) of the Act. The Designation process would entail, if decided by Council as a course of action, a notice of Council's intention to designate issued to the property owner, the Ontario Heritage Foundation and the general public through the advertisement in a local paper. Should any objections or appeals to the notice of designation be served on the City Clerk within thirty days of a notice being published in the local paper, those objections will be referred to the Conservation Review Board of the Province of Ontario. The Review Board shall hold a hearing to determine whether the property in question should be designated. Within 30 days after the conclusion of a hearing, the Review Board shall send a copy of its report with recommendations to Council and the property owners. Council after considering the Review Board's report shall either pass a by-law designating the property under the Act or shall withdraw the notice of intention to designate. Council's decision on the matter is final.

Evaluation of Building

The George Pearson House (c. 1861) is recommended for designation on architectural grounds as a representative example of a mid-19th Century, red brick Ontario farmhouse exhibiting its original form and T-shape plan with features designed in the Classical Revival style. The portions of the existing building that are of cultural heritage value or interest and that contain heritage attributes are the exterior of the main (west) portion and the original exterior of the kitchen or "tail" area which is the portion that extends to the east.

Specific cultural heritage attributes are as follows:

Architectural Significance

Exterior

- Hand-made brick, brickwork construction and styling which illustrates expertise in mid-19th Century masonry techniques – seen in the west, south, east and north walls of the main portion and also in the south and east walls of the tail portion
- Front façade has red brick in the field, laid in a Flemish bond pattern
- Flush, rectangular quoins on the front two corners are laid in white (yellow) brick
- Frieze bands under west (front), south and east eaves consist of a single course of corbelled red brick below three courses of corbelled white brick laid in a pattern resembling a horizontal chain or ladder in which a single red brick is inset as the negative space
- "ERECTED 1861" is written by hand in red (faded) on the white bricks near the mid-point of this frieze area
- Wooden fascia, soffits, mouldings and return eaves
- Jack arch window and door heads laid in tapered white (yellow) brick
- Cut stone lug sills on windows
- East wall of tail portion has two single-hung, wood sash windows with a 6-over-3 pane arrangement
- Split (mixed) granite fieldstone foundation walls

Architectural Features Removed

- roof is not original but has been clad in an appropriate material – channeled sheets of metal
- original belcast front porch has been removed
- window sashes have been replaced with vinyl half-slider units

Altered Architectural Features

- south chimney shaft has been rebuilt with new red brick
- original front door has been closed in with the addition of a gable roof storm porch with a smaller exterior door on south side
- north side of gable roof of tail extended over a single-storey addition to the north
- wood shed at east end of tail has a shed roof which has been extended over a single-storey addition to the north
- it has not been determined if original exterior brickwork of north wall of tail is extant

Historical Significance

The original owner of this subject property was George Pearson, an early settler and farmer in the former Vaughan Township. George Pearson appears as the landowner of the west half of Lot 9 within Concession 9 of Vaughan Township in 1860 on *Tremaine's Map of the County of York*. Later in 1878, George Pearson is shown on the same property, with the farmhouse footprint indicated, on the Vaughan Township map within the *Historical Atlas of the County of York*.

Designation Under Part IV

The Designation of property under the Part IV of the Ontario Heritage Act would require that no changes to the exterior of the building take place without Council's approval. Also, the demolition of Designated property without a permit could result in the imposition of fines up to \$50,000 to individual property owners and up to \$1 million dollars to corporations.

Relationship to Vaughan Vision 2020

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- STRATEGIC GOAL:
Service Excellence - Providing service excellence to citizens.
- STRATEGIC OBJECTIVES:
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

Not applicable.

Conclusion

Should Council concur with Heritage Vaughan Committee in finding that the building has a minimal cultural heritage value as it relates to its architectural and historical significance, it is recommended that the demolition/removal of the building be approved and that the building be removed from the City's *Register of Property of Cultural Heritage Value*. Should Council find that

the building merits protection and preservation under Part IV of the Ontario Heritage Act, it is recommended that Council proceed with the designation of the property in an effort to preserve it.

Attachments

1. Location and photographs of 8265 Huntington Road & letter requesting demolition of building.

Report Prepared By

Stephen Robinson, Cultural Heritage Coordinator, ext. 3128

Angela Palermo, Manager of Culture, ext 8139

Mary Reali, Director of Recreation and Culture ext. 8234

Respectfully submitted,

Marlon Kallideen
Commissioner of Community Services

ATTACHMENT 1



8265 Huntington Road







Reply Attention of *Kathryn Borgatti*
 Direct Line *416.865.7192*
 Internet Address *kathryn.borgatti@mcmillan.ca*
 Our File No. *83667*
 Date *August 29, 2008*

DELIVERED, COPY BY FAX AND E-MAIL

Mayor and Council of the City of Vaughan
 City of Vaughan
 2141 Major Mackenzie Drive
 Vaughan, Ontario
 L6A 1T1

To Whom It May Concern:

Re: Property Listed as a Property of Cultural Value or Interest, 8265 Huntington Road, City of Vaughan

We represent Sobeys Capital Incorporated ("Sobeys"), the current owner of the property legally described as Part of Lot 9, Concession 9, Vaughan, designated as Parts 4, 11, 12, 13, 14, 15, 19 and 25 on Reference Plan 65R-29226, City of Vaughan, subject to an easement over Part 19 on 65R-29226, City of Vaughan, and municipally known as 8265 Huntington Road, City of Vaughan, Ontario (the "Huntington Property").

We have been advised by Stephen Robinson of the City of Vaughan Cultural Services Branch that a farmhouse located on the Huntington Property has been listed in the register at the City of Vaughan as a property that is of cultural heritage value or interest in accordance with Section 27(1) of the Ontario Heritage Act, R.S.O. 1990, C.O. 18 (the "OHA").

We have been retained on behalf of Sobeys to file this Notice pursuant to Section 27(3) of the OHA, to provide Notice to Council of the City of Vaughan of Sobeys' intention to demolish or remove the farmhouse on the Huntington Property or to permit the demolition or removal of the farmhouse on the Huntington Property.

Please do not hesitate to contact the undersigned should you have any questions with respect to the foregoing.

Yours truly,

 Kathryn Borgatti

McMillan LLP | Brookfield Place, 181 Bay Street, Suite 4400, Toronto, Ontario, Canada M5J 2T3
 Toronto | Montreal | Barristers & Solicitors | t 416.865.7000 | f 416.865.7048 | www.mcmillan.ca

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cc: Mayor and Council Office, City of Vaughan, via fax (905-832-8538) and e-mail (council@vaughan.ca)
 cc: Mayor, City of Vaughan, via fax (905-832-8598) and e-mail (mayor@vaughan.ca)
 cc: Council Administrative Staff, City of Vaughan, Attn: Shari Gouzvaris, via fax (905-832-8596)
 cc: City Clerks Department, City of Vaughan, via fax (905-832-8535) and e-mail (clerks@vaughan.ca)
 /kl cc: Stephen Robinson, City of Vaughan, Cultural Services Branch, via e-mail: (stephen.robinson@vaughan.ca)
 cc: Cecilia Nin, City of Vaughan, Cultural Services Branch, via e-mail (cecilia.nin@vaughan.ca)
 cc: Evan Bickerton, Sobeys Capital Incorporated, via e-mail (evan.bickerton@sobeys.com)
 cc: Krista Stepanich, Sobeys Capital Incorporated, via e-mail (kristina.stepanich@sobeys.com)
 cc: Peter Reed, Sobeys Capital Incorporated, via e-mail (peter.reed@sobeys.com)
 cc: Stephen Robinson, City of Vaughan, Cultural Services Branch, via e-mail: (stephen.robinson@vaughan.ca)
 cc: Cecilia Nin, City of Vaughan, Cultural Services Branch, via e-mail (cecilia.nin@vaughan.ca)
 cc: Evan Bickerton, Sobeys Capital Incorporated, via e-mail (evan.bickerton@sobeys.com)
 cc: Krista Stepanich, Sobeys Capital Incorporated, via e-mail (kristina.stepanich@sobeys.com)
 cc: Peter Reed, Sobeys Capital Incorporated, via e-mail (peter.reed@sobeys.com)