



**CITY OF VAUGHAN  
HERITAGE VAUGHAN COMMITTEE AGENDA**

**If you wish to speak to an item listed on the Agenda, please pre-register by completing a Request to Speak Form online, emailing [clerks@vaughan.ca](mailto:clerks@vaughan.ca), or contacting Service Vaughan at 905-832-2281, by 12 noon on the last business day before the meeting.**

**Wednesday, February 19, 2025  
7:00 p.m.  
Online via Electronic Participation  
Vaughan City Hall**

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# Heritage Vaughan Committee Report

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**DATE:** Wednesday, February 19, 2025

**WARD:** 2

**TITLE:** 8811 HUNTINGTON ROAD – COMMEMORATION OF THE  
HENRY BURTON HOUSE – OPTION 2: VERTICAL LOG  
DISPLAY

**FROM:**

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

**ACTION:** DECISION

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**Purpose**

To seek Heritage Vaughan Committee’s support and recommendation to the Committee of the Whole to approve the proposed annulment of the Heritage Easement Agreement between the City of Vaughan and Anatolia Block 59 Developments (Anatolia), demolition and further commemoration of the Henry Burton House located at 8811 Huntington Road (Attachment 1).

**Report Highlights**

- Anatolia Block 59 Developments (Anatolia) requests an annulment of the Heritage Easement agreement for the Henry Burton House located at 8811 Huntington Road due to the unsafe condition of the building.
- The Henry Burton House is to be demolished with a proposal to preserve some of the original components of the log home.
- A commemoration utilizing the original logs from the Henry Burton House is proposed, with a financial contribution provided by Anatolia for the project.

**Recommendations**

THAT the Heritage Vaughan Committee recommend that Council approve the proposed annulment of the Heritage Easement Agreement between the City of Vaughan and Anatolia Block 59 Developments (Anatolia) and demolition of the Henry Burton House located at 8811 Huntington Road, subject to the following conditions:

1. That Anatolia enter into a Memorandum of Understanding with the City to provide for a commemorative display as described in "Option 2: Vertical Log Display" set out in Attachment 4 to this Report to carry forward the legacy of the Henry Burton House, to the satisfaction of the City, and that the Deputy City Manager, Planning, Growth Management and Housing Delivery or designate, be authorized to execute, amend, renew or terminate the Memorandum of Understanding on behalf of the City;
2. That following compliance with Condition 1, that the Heritage Easement Agreement with the City of Vaughan and Anatolia be annulled and deleted from title, at Anatolia's sole cost and expense, to permit demolition of the Henry Burton House; and
3. That following the completion of Conditions 1 and 2 that a Heritage Clearance be issued by the City permitting the demolition of the Henry Burton House at 8811 Huntington Road.

## **Background**

The subject lands are planned for industrial/employment type development by the City of Vaughan Official Plan, 2010 (VOP 2010) and as per the final Block Plan for the Block 59 area. The subject lands are designated "Prestige Employment" (west of the valley), "General Employment" (east of the valley), and "Natural Areas" (valley and Rainbow Creek) under the West Vaughan Employment Area Secondary Plan (WVEASP).

City of Vaughan Council approved the Block 59 Plan on June 29, 2020, and again with updates on January 19, 2021, and July 19, 2021, subject to conditions. The Plan designates the Subject Lands for "Prestige Employment," "General Employment," "Natural Heritage Feature," and includes buffer zones and road extensions.

To facilitate the development of the Block, a site-specific Zoning By-law Amendment was required, which was approved in January 2021 through By-law 006-2021. In this regard, an industrial Draft Plan of Subdivision, in conformity with the Official Plan and Block 59 Plan, was approved in April 2022 for the subject lands.

As part of the planning applications for the subject lands, several cultural heritage reports and structural assessments were prepared and filed, which related to matters of built heritage significance for the Henry Burton House.

The heritage reporting for the Henry Burton House generally achieved four things:

1. Evaluated the properties for their cultural heritage value or interest under O. Reg 9/06 of the *Ontario Heritage Act* and determined sufficient criteria had been met to warrant some degree of conservation;

2. Assessed the potential heritage impacts on the lands as a result of the industrial subdivisions and evaluated alternative development options;
3. Determined if the heritage buildings were structurally sound in their current location and condition; and
4. Provided recommendations for conservation.

With respect to specifically the Henry Burton House, many of the conservation recommendations were captured in the Conditions of Draft Plan Approval, as follows:

- The Owner must submit a reference plan identifying the Henry Burton House and convey specific blocks to the City before plan registration, retaining the house parts until plan assumption.
- The Owner must provide \$1,120,000.00 in financial securities plus the appraised land value for the Henry Burton House before plan registration.
- A heritage professional must certify the Henry Burton House is secured according to the protection plan before registration.
- The Owner will enter a Heritage Easement Agreement for the relocation and restoration of the Henry Burton House.
- The Owner must submit updated heritage plans for the Henry Burton House before plan assumption.
- A heritage professional must certify all conservation work is complete before the release of financial securities.
- The Owner will transfer the Henry Burton House to the City after relocation, prior to the release of securities.

These Conditions of Draft Plan Approval and the recommendations of the heritage reporting described above, formed Phase 1 of the heritage and conservation considerations entitled “The Conservation Strategy”. Between 2022 and 2024, other considerations were discussed with respect to heritage matters, including the potential for the Henry Burton House to be donated to the City for their administration and conservation management.

In general, a great deal of consideration has been given to the conservation of the structure on the subject lands, including a binding agreement, being the registration of the heritage easement agreement on title (Instruments # YR3432717) including \$1,472,739.00 in securities being held by the City.

However, the owner has run into issues as it relates to the next steps, or Phase 2 of the heritage and conservation considerations: “The Implementation of the Conservation Strategy”. Anatolia submitted a letter to the City dated October 30, 2024 (Attachment 2) outlining the issues, which include:

1. The current structural condition of the house in relation to the proposed Conservation Strategy, which involves relocation and rehabilitation of the Henry Burton House.
2. The extent of the interventions required to safely relocate the house without causing damage;
3. The appropriate land use for a former residential house in an area planned and approved for industrial type uses;
4. The extent of the actions required to bring the houses up to safe operational standards, assuming a commercial land use and ensuring compliance with the Ontario Building Code and compatibility with developing land uses; and
5. The financial commitment to carrying out these works in keeping with structural recommendations and the balance of the commitments made through the Conditions of Draft Plan Approval and registered heritage easement agreements, which risks jeopardizing the build out of the employment lands.

Attached to the Anatolia letter is an assessment completed by GEI Consultants Canada Limited (GEI) who were retained to complete a structural engineering assessment of the Henry Burton House (Attachment 2). GEI assessed the current structural condition of the house in relation to their proposed conservation strategy (i.e. relocation and rehabilitation), identified and documented the necessary interventions for safely relocating the structures without causing damage, and determined the required actions to bring the structures up to safe operational standards in compliance with the Ontario Building Code (OBC), assuming commercial occupancy.

GEI found that the Henry Burton House has significant structural issues, mainly log or masonry defects, requiring even further investigation by a structural engineer and extensive repairs. For the Henry Burton House, the building will likely require repairs or replacements of some log components once finishes are removed. The roof structure needs review, and the pole rafters may need reinforcement due to potential over spanning.

GEI has also identified that working on a historic log structure is cost prohibitive, as sourcing suitable replacement logs is challenging, and extensive shoring or dismantling will be required to replace deficient members.

GEI concluded that moving the building will require significant reinforcement due to its age, sensitivity to movement, and potentially undersized roof rafters. Key tasks include constructing a new foundation coordinated with moving equipment, creating temporary access routes at both the new and existing sites, removing finishes, reinforcing the roof, replacing damaged logs, and installing temporary bracing and steel supports. The building will need to be jacked up and moved, with additional steps like, demolishing the old foundation, and restoring the original site. This work is extensive and could lead to additional negative heritage impacts.

In GEI's opinion, they believe that the proposed conservation strategy of relocating and rehabilitating the Henry Burton House is neither feasible nor reasonable; therefore, they have recommended that the building be demolished.

Anatolia is requesting that Council consider lifting the heritage easement agreement from title and grant permission for the demolition of the Henry Burton House. The owner is proposing conservation for the House through documentation, salvaging and repurposing materials for landscaping elements and through commemoration efforts.

### **Previous Reports/Authority**

[Preservation and Rehabilitation of the Henry Burton House – CoW October 2020](#)

[Plan of Subdivision Site Development – February 2, 2022](#)

[Heritage Easement Agreement – May 9, 2022– \(Attachment 3\)](#)

### **Analysis and Options**

The subject lands are listed on the Heritage Register (not designated). Section 27 of the *Ontario Heritage Act* states:

*Restriction on demolition, etc. (9) If a property that has not been designated under this Part has been included in the register under subsection (3), the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days' notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2019, c. 9, Sched. 11, s. 6.*

## City of Vaughan Official Plan 2010

Section 6.2.1.3 of the VOP 2010 States that it is a policy of Council:

*To require a letter of credit or other financial security satisfactory to the City from the owner of a cultural heritage resource, to secure:*

- a. protection of the resource during development and/or relocation;*
- b. implementation of conservation measures for the cultural heritage resource approved by the City.*

Based on the letter from Anatolia and the engineering assessment prepared by GEI, staff are supportive of the request to demolish the Henry Burton House as long as there is appropriate commemoration provided and secured.

On November 11, 2024, Anatolia submitted a Commemorations Options Letter, dated November 11, 2024, prepared by The Biglieri Group Ltd. (Attachment 4). Cultural Heritage staff have reviewed these options with City of Vaughan's Park and Open Space Planning, Park Delivery, and Parks, Forestry and Horticulture Operations staff to determine the most appropriate option for the City from a future parks development and maintenance perspective.

As a result, Option 2: Vertical Log Display is being recommended to the Heritage Vaughan Committee as being the most appropriate course of action to recognize and preserve the heritage value of the Henry Burton House.

Option 2 involves selective salvaging of sound, non-rotted logs from the house, which would then be incorporated into an interactive vertical display along the planned future location. The logs could be arranged upright in a way that reflects the house's original structure or design, allowing visitors to engage with the materials in a meaningful way.

Some of the key benefits of this option are that it will be interactive and engaging. By using actual logs from the original structure, this display offers a tactile and visual experience that enhances public connection to the site's history. Children could play around the logs like slalom between poles. Since this arrangement would involve a straightforward display of logs, maintenance requirements would be limited, and the materials could be treated to withstand outdoor conditions.

In addition, with a controlled arrangement and proper installation, liability is minimized, and this approach represents a balance between preservation and commemoration.



A final location for the installation is being confirmed by Parks City staff.

### **Financial Impact**

Through a Memorandum of Understanding, the Owner will provide the City with a financial commitment that will cover all costs of the proposed commemoration.

### **Operational Impact**

Consultation and collaboration with the City of Vaughan Park and Open Space Planning, Park Delivery, and Parks, Forestry and Horticulture Operations staff is required for allocation and installation of the logs.

### **Broader Regional Impacts/Considerations**

N/A

### **Conclusion**

Cultural Heritage staff are satisfied that due to the findings of the Structural Engineering Assessment, demolition and commemoration is the best option for the Henry Burton House at 8811 Huntington Road. Prior to demolition, it is being recommended that a Memorandum of Understanding be entered into between the landowner and the City for the appropriate commemoration of the Henry Burton House. Following which, an annulment of the Heritage Easement agreement and issuance of a City Heritage Clearance are required to permit demolition.

For more information, please contact - Vanessa Lio, Heritage Specialist, 8152

### **Attachments**

1. Location Map
2. Structural Assessment Report
3. Heritage Easement Agreement
4. Commemoration Options

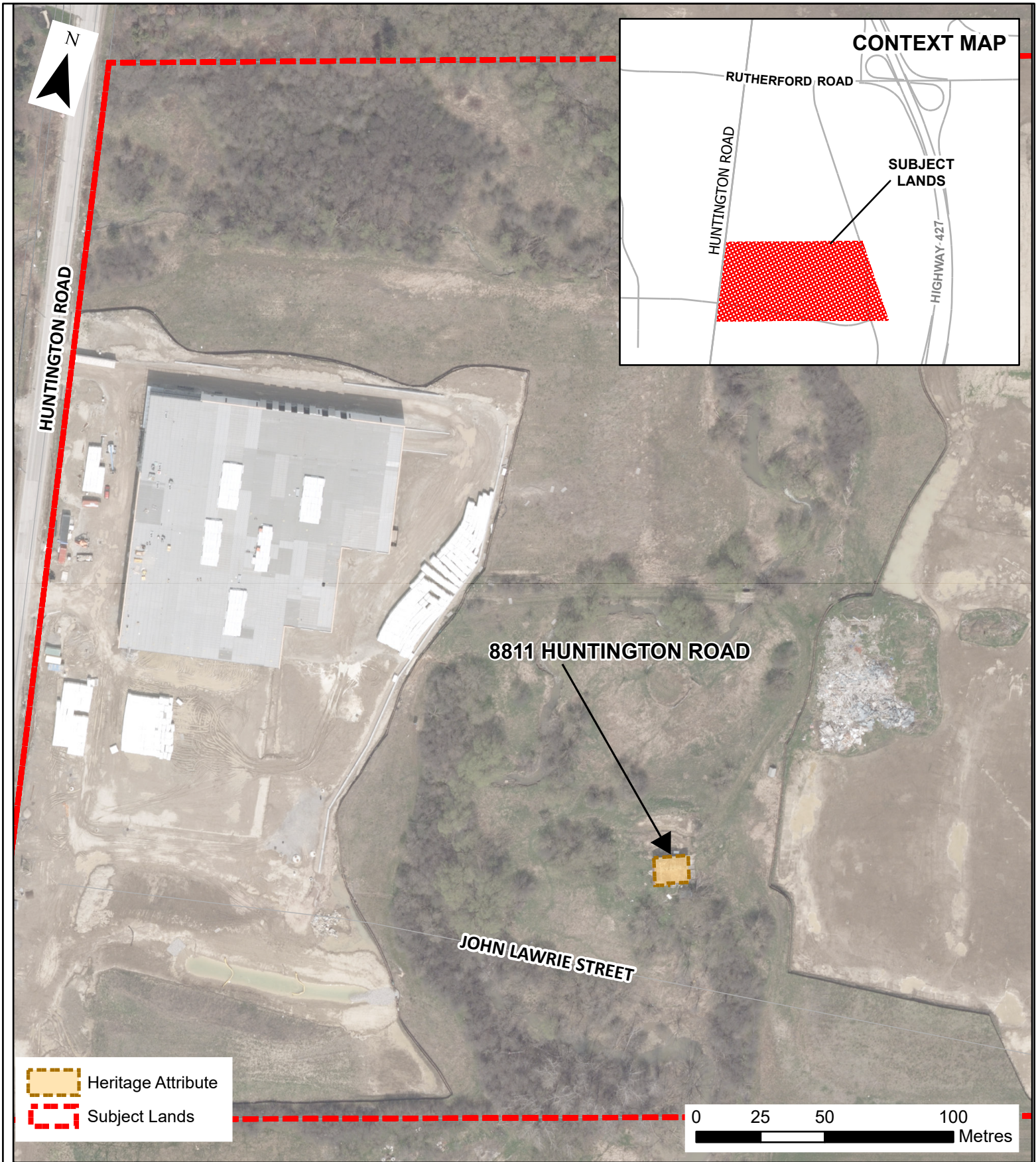
### **Prepared by**

Vanessa Lio, Heritage Specialist, Cultural Heritage Program, Policy Planning and Special Programs, ext. 8152

Shawn Persaud, Senior Manager, Policy Planning and Special Programs, ext.8104

Christina Bruce, Director, Policy Planning and Special Programs, ext. 8231





## Location Map

**Location:**  
8811 Huntington Road  
Part of Lot 13, Concession 9



## Attachment

**Date:**  
February 19, 2025

**1**



October 30, 2024

Attn: Haiqing Xu, Ph.D., MCIP, RPP  
Deputy City Manager, Planning and Growth Management  
2141 Major Mackenzie Dr.  
Vaughan, ON, L6A 1T1

Dear Deputy City Manager Xu,

**Re: Request for Consideration to Lift Conservation Easement and Demolition  
8811 Huntington Road, Vaughan, Ontario  
Henry Burton House**

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Anatolia Block 59 Developments Limited is the owner of the property located at 8811 Huntington Road in Vaughan, Ontario (“subject lands” or “lands”). The subject lands contain an old log cabin referred to as the Henry Burton House. The property is included on Vaughan’s Municipal Heritage Register (the “Register”) but it is not a designated property under Part IV or V of the *Ontario Heritage Act*, nor is the property within a defined Cultural Heritage Landscape or along an identified heritage view corridor. There is however, a heritage conservation easement registered on title against the property which is administered by the City of Vaughan. This easement effectively provides protections to the subject lands as it relates to the conservation of the Henry Burton House. A map of the subject lands showing the location of the Henry Burton House is provided below:

*Figure 1 - Subject Lands with Henry Burton House*



Source: NearMap, 2024

**REQUEST OF COUNCIL**

We request that Council consider lifting and removing the heritage easement agreement (Instrument # YR3432717) from the title, and grant permission for the demolition of the Henry Burton House.

## BACKGROUND AND PLANNING FRAMEWORK

The subject lands are planned and have been developed for industrial / employment type development in the City of Vaughan Official Plan, as amended, and as per the final Block Plan for the Block 59 Area. The subject lands are designated “Prestige Employment” (west of the valley), “General Employment” (east of the valley), and “Natural Areas” (valley and Rainbow Creek) under the West Vaughan Employment Area Secondary Plan (WVEASP).

- The “Prestige Employment” designation allows for industrial uses such as manufacturing, warehousing (not retail), processing, and distribution within enclosed buildings, without outside storage. Offices, limited retail, and gas stations are also permitted under certain conditions.
- The “General Employment” designation allows for a broader range of industrial uses, including outdoor storage, with accessory office.
- The “Natural Areas” designation covers the valley and Rainbow Creek, part of the Natural Heritage Network, which is to be protected and enhanced.

In addition, Vaughan Council approved the Block 59 Plan on June 29, 2020, and again with updates on January 19, 2021, and July 19, 2021, subject to conditions. The plan designates the Subject Lands for “Prestige Employment,” “General Employment,” “Natural Heritage Feature,” and includes buffer zones and road extensions.

In order to facilitate the industrial subdivision, a site-specific Zoning By-law Amendment was required, which was approved in January 2021 through By-law 006-2021.

Accordingly, the lands have been developed for industrial / employment type land uses. In this regard, an industrial Draft Plans of Subdivision, in conformity with the Official Plan and Block 59 Plan, was approved in April 2022 for the subject lands 19T-18V009.

As part of the planning applications for the subject lands several cultural heritage reports and structural assessments were prepared and filed which related to matters of built heritage significance for the Henry Burton House on the subject lands. The heritage reporting for the Henry Burton generally achieved four things, among others: 1) the work evaluated the properties for their cultural heritage value or interest under O.Reg 9/06 of the *Ontario Heritage Act* and determined sufficient criteria had been met to warrant some degree of conservation; 2) assessed the potential heritage impacts to the house on the lands as a result of the industrial subdivisions and evaluated alternative development options; 3) determined if the houses were structurally sound in their current location and as is; and 4) provided recommendations for conservation.

With respect to the Henry Burton House, many of the conservation recommendations were captured in the Conditions of Draft Plan Approval, as follows:

- The Owner must submit a reference plan identifying the Henry Burton House and convey specific blocks to the City before plan registration, retaining the house parts until plan assumption.
- The Owner must provide \$1,120,000.00 in financial securities plus the appraised land value for the Henry Burton House before plan registration.
- A heritage professional must certify the Henry Burton House is secured according to the protection plan before registration.
- The Owner will enter a Heritage Easement Agreement for the relocation and restoration of the Henry Burton House.
- The Owner must submit updated heritage plans for the Henry Burton House before plan assumption.
- A heritage professional must certify all conservation work is complete before the release of financial securities.
- The Owner will transfer the Henry Burton House to the City after relocation, prior to the release of securities.

These Conditions of Draft Plan Approval and the recommendations of the heritage reporting described above, formed Phase 1 of the heritage and conservation considerations: "The Conservation Strategy".

Between 2022 and 2024, other considerations were discussed with respect to heritage matters, including the potential for the Henry Burton House to be donated to the City for their administration and conservation management.

In general, a great deal of consideration has been given to the conservation of the structure on the subject lands, with the most binding agreement, being the registration of the heritage easement agreement on title (Instruments # YR3432717). As we had agreed to these easements and conditions above, we are tied to them. Specifically, **\$1,472,739.00** in securities was posted to secure the Henry Burton House.

However, we are now running into issues as it relates to the next steps, or Phase 2 of the heritage and conservation considerations: "The Implementation of the Conservation Strategy". These problems come down to the following:

1. the current structural condition of the house in relation to the proposed conservation strategy, which involves relocation and rehabilitation of the Henry Burton House.
2. the extent of the interventions required to safely relocate the house without causing damage;
3. the appropriate land use for a former residential house in an area planned and approved for industrial type uses; and
4. the extent of the actions required to bring the houses up to safe operational standards, assuming a commercial land use and ensuring compliance with the Ontario Building Code and compatibility with developing land uses;

5. the financial commitment to carrying out these aforementioned works in keeping with structural recommendations and the balance of the commitments made through the Conditions of Draft Plan Approval and registered heritage easement agreements, which risk jeopardizing the build out of our employment lands.

## **RATIONALE FOR REQUEST**

### **Structural Condition and Proposed Conservation Strategy for Relocation and Rehabilitation**

Now that we have started coordinating the conservation plan for the Henry Burton house, we have had to start understanding the work required to carry out the relocation and rehabilitation in detail. In this regard, we retained GEI Consultants Canada Limited (GEI) – professional structural engineers) to complete a structural assessment of the Henry Burton House. GEI assessed the current structural condition of the house in relation to their proposed conservation strategy (i.e., relocation and rehabilitation), identified and documented the necessary interventions for safely relocating the structures without causing damage, and determined the required actions to bring the structures up to safe operational standards in compliance with the Ontario Building Code (OBC), assuming commercial occupancy.

A copy of the GEI assessment is enclosed with this letter as **Attachment 1**.

GEI found that the Henry Burton House has structural issues, mainly log or masonry defects, requiring even further investigation by a structural engineer and extensive repairs. For the Henry Burton House, the building will likely require repairs or replacements of some log components once finishes are removed. The roof structure needs review, and the pole rafters may need reinforcement due to potential over-spanning. GEI has also identified that working on a historic log structure is costly, as sourcing suitable replacement logs is challenging, and extensive shoring or dismantling will be required to replace deficient members.

We did not realize the extent of these interventions when we agreed to the conservation.

### **Required Interventions for Safe Relocation**

With respect to the Henry Burton House, GEI concluded that moving the building will require significant reinforcement due to its age, sensitivity to movement, and potentially undersized roof rafters. Key tasks include constructing a new foundation coordinated with moving equipment, creating temporary access routes at both the new and existing sites, removing finishes, reinforcing the roof, replacing damaged logs, and installing temporary bracing and steel supports. The building will need to be jacked up and moved, with additional steps like, demolishing the old foundation, and restoring the original site. This work is extensive, and we believe will lend to additional heritage impacts.



Moving costs for the Henry Burton House will be high, especially when adding services like driveways, electricity, and water. Additionally, the original log structure features will be hidden by exterior siding and interior finishes.

### **Appropriate Land Use for Former Residential Houses in Industrial Areas**

We believe relocating the Henry Burton House within the draft-approved industrial subdivision, in an area specifically planned and approved for industrial uses, renders its continued residential use inappropriate for several reasons.

First, residential use in a predominantly industrial zone creates potential conflicts in terms of land use compatibility which could negatively impact both the residential occupants and nearby industrial operations. The industrial nature of the surrounding environment is not conducive to residential living, as it may lack necessary amenities and expose residents to conditions not suited for habitation, such as proximity to heavy machinery and constant industrial activity.

Furthermore, maintaining the structure as a residential building would run counter to the approved planning framework, which has designated the area for industrial purposes. This means the only reasonable solution is converting the heritage house into an industrial, compatible commercial, or ancillary industrial/commercial use, so that the building can contribute more effectively to the surrounding industrial landscape, aligning with the broader economic and functional goals of the subdivision. This conversion would help avoid creating a disruptive, incongruous residential presence that could hinder industrial operations or create future land use conflicts.

However, this conversion will lend to further alterations and interventions to the building, further impacting their heritage integrity. The adaptive reuse of the building into an industrial, compatible commercial, or ancillary industrial/commercial use, will likely also require extensive alterations to meet the Ontario Building Code standards for industrial or commercial buildings. Residential structures are not designed to support the heavier loads or fire safety requirements typical of industrial or commercial operations. Therefore, we believe significant modifications, including structural reinforcements and updates to insulation, fire separation, and other building systems, will be essential to ensure the building can function safely and effectively within its new industrial context as those new uses. These changes will alter the original structures.

### **Actions Needed to Meet Operational and Building Code Standards**

Based on the assumption that the building would need to be converted into industrial, compatible commercial, or ancillary industrial/commercial use to avoid land use compatibility issues, we also requested GEI to evaluate the requirements to bring the building into conformity with the Ontario Building Code (OBC).

With respect to the Henry Burton House, GEI found that if the building is moved and its use changes to commercial occupancy, it must meet current OBC standards for commercial buildings, including change-of-use requirements. Necessary work includes replacing interior finishes to meet insulation and vapor barrier standards, reinforcing the roof, and checking floor strength to handle heavier loads for commercial use, and ensuring that interior finishes meet fire separation requirements.

## **Financial Commitment and Impact on Employment Land Development**

We have growing concerns regarding the scope and financial implications of the work required to implement the conservation strategy. While we initially anticipated costs primarily related to relocation, it has become clear that the full extent of the necessary work—including site and house preparation, the relocations themselves, construction of new foundations, and critical rehabilitation—will involve significant financial commitments far beyond what was originally projected. The earlier assessments did not account for the extent of structural upgrades, compliance with new building codes, and the extensive rehabilitation that will be required to adapt the houses for their new use. Given the magnitude of these challenges, we believe the costs will likely be unreasonable and exceptional compared to our initial expectations.

## **CONCLUSION**

Based on the above, we believe the Phase 2 work required to implement the initial conservation strategy is excessive and unreasonable. It will result in more alterations to the original structure in order to accommodate the relocations and adaptive reuses. Furthermore, as noted in the GEI assessment, there is a real risk of damage or destruction during relocation, even with the recommended precautions. Since industrial development has already been completed in these areas, there is no option to retain the structure in the current location.

Moreover, the scale of the work and associated costs is considerable. Discussions with the ownership group have made it clear that these extensive costs pose a serious risk to the viability of the project, and even with the expense, there is no guarantee that the building can safely be relocated without further damage.

In GEI's opinion (our structural engineer), they believe that the proposed conservation strategy of relocating and rehabilitating the Henry Burton House is neither feasible nor reasonable. Therefore, they have recommended that the building be demolished.

In light of these concerns, we respectfully request that Council consider lifting the heritage easement agreement from title and grant permission for the demolition of the Henry Burton House.

That said, we are willing to pursue a degree of conservation for the house through documentation, salvaging and repurposing materials for landscaping elements or

donations to salvage companies, and/or through commemoration efforts. We are open to working with a professional heritage consultant to ensure this is done appropriately.

Yours truly

**Anatolia Block 59 Developments Limited**

A handwritten signature in black ink that reads "Josh Berry". The signature is written in a cursive, flowing style.

**Josh Berry, M.PI, MCIP, RPP**

Senior Manager - Land Development

**Attachment 1:**

**GEI Building Relocation Review / Structural Assessment 8811 Huntington Road  
(Henry Burton House)**

September 13, 2024  
Project No. 2406581

VIA EMAIL: [josh.berry@anatolia.com](mailto:josh.berry@anatolia.com)

Josh Berry  
Anatolia Investments Corp.  
8300 Huntington Road  
Vaughan, Ontario L4H 4Z6

**Re: Building Relocation Review  
Existing Heritage Building – Henry Burton House  
8811 Huntington Road, Vaughan, Ontario**

Dear Mr. Berry:

As per your request, GEI Consultants Canada Limited (GEI) was retained by Anatolia Investments Corp. (Anatolia) to attend the above-noted site to meet with Behnaz Bahrefar of Anatolia on August 29, 2024. The purpose of the site visit was to review the Henry Burton House, with three goals in mind:

- 1) to assess the current structural condition of the house in relation to its proposed conservation strategy,
- 2) to identify and document the necessary interventions for safely relocating the structure without causing damage, and
- 3) to determine the required actions to bring the structure up to safe operational standards in compliance with the Ontario Building Code (OBC), assuming commercial occupancy.

The review was carried out by Brent Willis, P.Eng. and Drew Dietrich, P.Eng. This report provides conclusions and opinions on the proposed conservation strategy, which is relocation and rehabilitation, building on earlier structural and heritage reports (Phase 1). It also offers insight into the feasibility and reasonableness of relocation efforts as part of Phase 2 (implementing the suggested conservation strategy of relocating and rehabilitating the building). Finally, it gives an independent professional opinion while reflecting on the evolution of previous consultants' findings from earlier phases.

## 1.0 Description of Building

The building is known as the Henry Burton House and is located on the west half of Lot 13 Concession 9 in the former Township of Vaughan, Ontario. Photo 1 provides a typical exterior view. This building is a 1½ storey log house on a stone rubble foundation with an unfinished basement. The roof is framed with pole rafters supporting plank sheathing. It is apparent that there was a previously removed addition on the east end of the building, which is now covered with plywood. Most of the building's exterior openings were fully enclosed with plywood, but upon the time of the site visit there was an opening into the basement on the north side of the building, where the plywood covering over a window had been removed. Access to the building was available through the west side after removing one of the plywood pieces.

## **2.0 Background**

This building has had various site reviews and associated reports completed by others prior to the current assignment. The main reports which are relevant to this letter are the two reports prepared by Tacoma Engineers, “Condition Assessment Report” dated January 11, 2023 and “Restoration Implication Report” dated April 11, 2024. As such, the purpose of this report is not to compare our findings against these past reports, or repeat findings, but rather to expand on the discussion directly relating to the feasibility of moving this building.

## **3.0 Observations**

A visual, non-destructive review was completed, with the following observations noted:

### ***3.1 Log Frame Deterioration***

There were a few locations where the log construction was exposed and could be observed for deterioration. On the interior there were three areas where the logs were exposed on the first floor, the northwest corner, the southwest corner, and at the eastern door. On the second floor, the logs were exposed on the southwest corner. On the exterior, there were a few areas where the bottom-most log was exposed, with the largest area being on the southwest corner.

At all locations where the log frame was visible, a visual review was completed as well as a penetration test with an awl. As expected, the visible exterior portions of the logs were significantly more deteriorated than the interior portions, as they would have been more subject to water than the interior portions. Photo 2 provides a typical view of the exterior of the logs.

Overall, the interior portions of the logs appear to be in fair condition, where the exterior portions of the logs appear to be in fair to poor condition. A full investigation would need to be undertaken once the exterior and interior finishes are removed to determine the full extent of the condition of the logs. It would be expected that at a minimum some of the logs would need to be replaced or reinforced prior to moving the building.

### ***3.2 Interior Finishes Deterioration***

The interior finishes in this building would need to be completely replaced due to their poor condition throughout. Most of the interior finishes have already fallen or are in the process of falling off completely, or at a minimum are covered in graffiti. Refer to Photo 3 for a typical view of the interior. The finishes appear to be lath and plaster which does not match current building standards and would most likely be damaged even further in any moving operations due to its brittle nature. Due to their poor condition, it would be expected that all the interior finishes would be removed prior to moving the building and would need to be reinstated with materials that match current building practices once the building is in its final position.

It should also be noted that the application of interior finishes in this building would contravene the main purpose of preserving it, that purpose being to be able to see the log framing. Without replacing the interior finishes though, this building would not be able to meet current building code standards for insulation and vapour barrier requirements. Without meeting the current insulation requirements, the cost to keep this building habitable in the winter would be high compared to more modern buildings of a similar size. Additionally, without vapour barrier, condensation would be expected to accumulate in the walls, greatly increasing the rate of deterioration of the logs, and creating potential mould issues.

### ***3.3 Exterior Finishes Deterioration***

The exterior finishes consist of wood siding on the north, south and west sides, plywood on the east side and a metal roof. It does appear that the eavestrough system has been recently updated, but it is also falling into disrepair and is in fair condition. The wood siding is deteriorating but overall appears to be in fair condition and most of the boards would most likely be able to be refinished if desired. Some of the wood siding appears to have water damage and these pieces would need to be replaced. The plywood on the north side of the building is just a temporary finish to cover up the removal of the addition. This plywood would need to be replaced to match the rest of the exterior of the building. The metal roof is corroding throughout and is in poor condition and should be completely replaced.

Overall, the exterior building finishes should be completely replaced after moving operations are complete. When the exterior finishes are removed, the exterior condition of the logs can be reviewed. So, in the end, the exterior finishes would need to be completely replaced. Another item to note would be the desire to expose the log framing of this building if relocated. Exterior cladding on the logs will no doubt extend their useful life, but will conceal the logs so that they will not be exposed. Doing so would also enable an air barrier to be installed on the exterior, thus improving the thermal performance of the wall system.

## **4.0 Discussion**

We are of the opinion that demolition is the recommended course of action. The log materials can be salvaged and reused in a manner that recognizes and carries forward the legacy of the Henry Burton House. Examples of potential material reuse applications would be the construction of a small structure to house an interpretive display, recognizing the history of the building, or milling of the logs for use as flooring or paneling in another building.

The following discussion is broken down in keeping with the three goals set out in the introduction.

### ***4.1 Structural Condition***

Structurally, we anticipate that the building will require repairs/replacements of a number of the log components once the finishes are removed. The roof structure must be reviewed to confirm that it is adequate for current roof snow loads; we expect that the pole rafters will require reinforcing as they may be over-spanned.

Due to the challenges of working on historic log structure, the costs associated with these repairs are expected to be quite high. Replacing logs will require suitable material to be sourced (large logs of similar wood species will be difficult to find). It will also require extensive shoring and/or dismantling the log components in order to access, remove, and replace the deficient members.

#### ***4.2 Interventions Required for Relocation***

The extent of the reinforcement required to move this building will be significant due to its age, potential sensitivity to differential movements, and the potentially undersized roof rafters.

As a minimum, the following work would be required to move the building:

1. Construct the new foundation, which must be coordinated with the moving equipment and related shoring.
2. Construct a temporary access route at the new site to allow the moving equipment to reach the new foundation, anticipated to be a gravel pad constructed with engineered fill.
3. Construct a temporary access route at the existing site to allow the moving equipment to reach the new foundation, anticipated to be a granular pad constructed as engineered fill.
4. Remove existing interior and exterior finishes.
5. Install roof reinforcing as directed by structural engineer.
6. Replace damaged logs with new material, with species and grade to be specified by structural engineer.
7. Install temporary bracing and shoring in the existing building to prevent differential lateral displacement, and to resist lateral loads induced by dynamic forces related to the move, designed by a structural engineer.
8. Install temporary foundations to support the jacking and moving processes.
9. Install a system of steel girders and beams to support the structure, designed by a structural engineer.
10. to a sufficient height to facilitate moving the building to the adjacent parking lot.
11. Construct a temporary platform to facilitate moving the building to the adjacent parking lot.
12. Jack the structure and move the building to its new location.
13. Decommission the well and sewage system.
14. Demolish the existing foundation and restore the site with topsoil and seed.
15. Remove the temporary access described in Item 2.

Moving costs will be significant, especially when the costs of servicing the building with driveway access, electricity, sewers and water are included. These costs will vary considerably depending on the site that is chosen. Also, the features of the original log structure will be concealed by exterior siding and interior finishes.

#### ***4.3 OBC Compliance***

It is understood that if this building is moved its use will change to a commercial occupancy, which means that current OBC standards for commercial buildings must be met, including change of use requirements, since the current use is residential. As a minimum, we anticipate the following work will be required:



1. The exterior walls do not meet current OBC standards for insulation and vapour barrier, so the interior finishes would need to be completely replaced with the appropriate components.
2. The structural adequacy of the roof is questionable, and may have to be reinforced to compensate. As well, the floors would have to be checked by a structural engineer, given that the proposed commercial use will require a heavier live load than the existing residential use (at least for the main floor).
3. Ensure that interior finishes address fire separation requirements of the OBC.

## 5.0 Conclusion

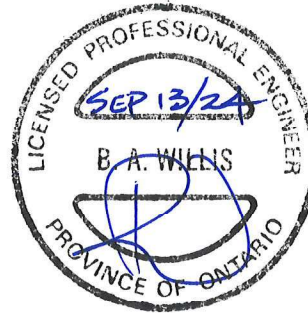
It is our opinion that the suggested conservation strategy (relocation and rehabilitation) is not feasible or reasonable for the Henry Burton House. Therefore, we recommend that the building be demolished.

Sincerely,

GEI Consultants Canada Ltd.



Brent Willis, P.Eng.  
Senior Project Manager, Vice President



BW:clw

cc: Behnaz Bahrefar (Anatolia Investments Corp.): Behnaz.Bahrefar@anatolia.com  
Scott Cole (GEI): [scole@geiconsultants.com](mailto:scole@geiconsultants.com)

**Photo 1 - View of building from the East**



**Photo 2 - Typical view of exterior showing deterioration of exterior portions of logs**



**Photo 3 - Typical view of interior showing deteriorated finishes**



**Attachment 2:**  
**Photos of Existing Building**

Existing Structure:



Interior:













**Properties**

*PIN* 03318 - 0031 LT  
*Description* W1/2 LT 13 CON 9 VAUGHAN EXCEPT PTS 1 TO 5 65R4040; CITY OF VAUGHAN  
*Address* 8811 HUNTINGTON ROAD  
VAUGHAN

**Consideration**

*Consideration* \$0.00

**Applicant(s)**

The notice is based on or affects a valid and existing estate, right, interest or equity in land

*Name* THE CORPORATION OF THE CITY OF VAUGHAN  
*Address for Service* 2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

This document is not authorized under Power of Attorney by this party.

This document is being authorized by a municipal corporation THE CORPORATION OF THE CITY OF VAUGHAN, BY TODD COLES, CITY CLERK.

**Party To(s)** *Capacity* *Share*

*Name* ANATOLIA BLOCK 59 DEVELOPMENTS LIMITED  
*Address for Service* 8300 Huntington Road  
Vaughan ON L4L 1A5  
Attention: Bekir Elmaagacli

A person or persons with authority to bind the corporation has/have consented to the registration of this document.

This document is not authorized under Power of Attorney by this party.

**Statements**

This notice is pursuant to Section 71 of the Land Titles Act.

This notice is for an indeterminate period

Schedule: See Schedules

**Signed By**

Gabriela Maria Henriquez 2141 Major Mackenzie Drive acting for Signed 2022 05 11  
Vaughan Applicant(s)  
L6A 1T1

Tel 905-832-2281

Fax 905-832-6130

I have the authority to sign and register the document on behalf of the Applicant(s).

**Submitted By**

CITY OF VAUGHAN 2141 Major Mackenzie Drive 2022 05 31  
Vaughan  
L6A 1T1

Tel 905-832-2281

Fax 905-832-6130

**Fees/Taxes/Payment**

*Statutory Registration Fee* \$66.30

*Total Paid* \$66.30

**File Number**

*Applicant Client File Number :* 301497

## HERITAGE EASEMENT AGREEMENT

This Heritage Easement Agreement made this 9<sup>th</sup> day of MAY 2022 (this "Agreement").

### BETWEEN:

**THE CORPORATION OF THE CITY OF VAUGHAN**

(the "City")

-and-

**ANATOLIA BLOCK 59 DEVELOPMENTS LIMITED**

(the "Owner")

### WHEREAS:

- A. The Owner is the registered owner of the land and premises located on the east side of Huntington Road, between Langstaff Road and Rutherford Road, in the City of Vaughan, municipally known as **8811 Huntington Road** and more particularly described in **Schedule "A"** to this Agreement (the "Property").
- B. The Property contains a building which is deemed to have significant cultural heritage value known as the **Henry Burton House** (the "**Heritage Resource**"), which is the subject of this Agreement. A Statement of Significance describing the Heritage Resource, including its cultural heritage value and identification of the heritage attributes referred to as Character Defining Elements (the "**Character Defining Attributes**") is set out in **Schedule "B"** to this Agreement.
- C. The Property is the subject of City Council approved Subdivision File No. 19T18V009 (the "**Plan of Subdivision**") and Site Development File DA.18.065 to permit employment uses, and to facilitate the development of two new employment buildings.
- D. At a meeting of City Council on February 15, 2022, the Owner was granted approval for the Plan of Subdivision conditional upon the Owner granting the City a heritage easement to conserve, relocate and restore the historical and architectural value of the Heritage Resource.
- E. The Heritage Resource is located within the valleylands of the Property, which will be conveyed to the City as a condition of the Plan of Subdivision approval. The Owner will convey the valleylands to the City while retaining that Part on a Reference Plan identifying the location of the Heritage Resource (the "**Current Location**"), as shown on **Schedule "C"**.
- F. Prior to assumption of the Plan of Subdivision by the City, the Owner is required to relocate the Heritage Resource to a lot on a property of sufficient size (the "**New Location**") to ensure its long-term sustainability and conservation as a valued built heritage resource, and to rehabilitate it for a new compatible use, which may include dismantling the Heritage Resource for final adaptive reuse of parts of the building, to the satisfaction of the City.
- G. The relocation of the Heritage Resource will be completed in accordance with a conservation plan (the "**Plan**") and site plan drawing(s) for the New Location, all to be reviewed and approved by the City prior to relocation.
- H. One of the purposes of the *Ontario Heritage Act*, RSO 1990, c O.18, as amended from time to time (the "**OHA**") is to support, encourage and facilitate the conservation, protection and preservation of the cultural heritage of Ontario.
- I. Pursuant to subsection 37(1) of the *OHA*, the City may enter into easements or covenants with owners of real property or interests therein, for the conservation of property of cultural heritage value or interest.
- J. Pursuant to subsections 37(3) and 37(4) of the *OHA*, such covenants and easements entered into by the City, when registered in the Land Registry Office against the real property affected by them shall run with the real property and may, whether positive or negative in nature, be enforced by the City or its assignee against the owners or any subsequent owners of the real property, even where the City owns no other land which would be accommodated or benefitted by such covenants or easements.

- K. The City and the Owner desire to conserve and maintain the present historical, architectural, aesthetic, and scenic character and condition of the Heritage Resource and agree to enter into this Agreement.

**NOW THEREFORE** in consideration of the sum of **Two Dollars (\$2.00)** of lawful money of Canada now paid by each of the parties to the other, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the mutual covenants and restrictions hereinafter set out, the parties hereby covenant and agree to and with each other, as follows:

### **RECITALS/SCHEDULES, STATEMENT OF SIGNIFICANCE AND TERM**

#### Recitals/Schedules

1. The Recitals and Schedules shall form part of this Agreement.

#### Statement of Significance

2. The Owner and the City agree that for the purpose of this Agreement, **Schedule "B"** sets out the Character Defining Attributes of the Heritage Resource. The parties also agree that when determining the duties of the Owner under this Agreement, **Schedule "B"** shall be referred to.

#### Term

3. The term of this Agreement, and the easement hereunder, shall commence on the date of registration of this Agreement on title to the Current Location lands and expires on the date the Heritage Resource is relocated to the New Location (the "**Term**"). The word "relocation" when used in this agreement shall be deemed to refer to the relocation, to the New Location, of the entire building comprising the Heritage Resource or parts of the Heritage Resource building for final adaptive reuse, as approved by and to the satisfaction of the City.
4. Prior to relocation of the Heritage Resource, the parties shall enter into a new heritage easement agreement to provide for the stabilization, conservation and maintenance of the Heritage Resource at the New Location.

### **DUTIES OF THE OWNER**

#### Maintenance and Security of the Heritage Resource

5. The Owner shall at all times and, subject to compliance with the requirements set out in sections 6 to 11 herein, maintain the Heritage Resource in as good and as sound a state of repair as a prudent owner would normally do and as may be required by the City's Property Standards By-law 231-11, as may be amended or replaced, except for reasonable wear and tear, with a view to minimizing the deterioration of the Heritage Resource's condition and appearance, including all reasonable measures to secure and protect the Heritage Resource from vandalism, fire, damage from inclement weather and other insurable damage.
6. The Owner's obligation to maintain the Heritage Resource shall require that the Owner undertake such preventative work whenever necessary to preserve the property in substantially same physical condition and state of repair as recorded in the Character Defining Attributes outlined on **Schedule "B"** to this Agreement.
7. The Owner shall also ensure that the Heritage Resource is maintained and secured in compliance with the *Fire Protection and Prevention Act, 1997*, SO, c 4, as may be amended or replaced, as well as City by-laws having the intent of ensuring the property is: not a fire hazard; secured from unauthorized entry; and, maintained in a good state of repair.

#### Normal Repairs and Alterations

8. The Owner shall not, except as hereinafter set forth, without the prior written approval of the City, undertake or permit any demolition, relocation, construction, alteration or remodeling save that done in accordance with clause 12 to this Agreement, or any other thing or act, such as signs, screens or awnings, television aerials, satellite dishes, flag poles, which would materially affect the Character Defining Attributes without obtaining a Heritage Permit (a "**HP**") from the City, if applicable.
9. The Owner shall make a written request for the issuance of a HP prior to any demolition, relocation, construction, alteration, remodeling or any other thing or act which would

materially affect the Character Defining Attributes. The request shall include the following, but should not be limited to:

- i. the reason for the work
  - ii. a description of the activity detailing the scale and scope of the proposed work, and drawings in accordance with the standards set out in the Plan
  - iii. a description of the methods to be used to undertake the work
  - iv. a description and specifications of the materials to be used
  - v. details how the work impacts the Character Defining Attributes
10. Any application for a HP shall follow the same process as an application for alteration or demolition or removal under sections 33, 34 and 34.1 of the *OHA*, as appropriate.
  11. If the HP is approved, the Owner shall, in undertaking or permitting the construction, alteration, remodeling, or any other thing or act, do so in accordance with the approved HP and shall comply with any imposed conditions imposed by the written approval, including the condition that:
    - (a) A conservation plan, as applicable, with such drawings and other specifications as required shall be prepared by the Owner to the satisfaction of the City before commencing the approved works. Such conservation plan shall be attached to and form part of this Agreement as a Schedule.
    - (b) Amended **Schedule "B"**, showing the changes made to the Character Defining Attributes, be prepared by the Owner to the satisfaction of the City within ninety (90) days of the substantial completion of the proposed works. Such amended **Schedule "B"** shall be attached to and form part of this Agreement in place of the existing **Schedule "B"**.

The agreement as amended in accordance with condition (a) or (b) or both above, shall be registered on title at the Owner's expense.

12. The Owner may, without obtaining a HP undertake or permit the repair of any damage, or refinishing of presently existing parts or elements of the Heritage Resource, to which has resulted from casualty, loss, deterioration, or wear and tear, provided that such repair or refinishing is not performed in a manner which would materially affect the Character Defining Attributes.

#### Relocation

13. Prior to relocation of the Heritage Resource, the Owner shall submit an updated Cultural Heritage Impact Assessment Addendum, Building Protection Plan, a conservation plan, and site plan drawings in respect of the New Location for the City's review and approval. The Owner shall also submit a request to City for the new heritage easement agreement as outlined in section 4 of this Agreement.
14. The Owner shall relocate the Heritage Resource to the New Location on a new foundation prior to assumption of the Plan of Subdivision by the City, and in accordance with the terms and conditions outlined in an agreement to be executed by the parties herein in respect of the Plan of Subdivision (the "**Subdivision Agreement**").

#### Security and Breach of Owner's Obligations

15. Upon execution of this Agreement, the Owner shall deliver to the City an unconditional and irrevocable letter of credit in the amount of **\$1,472,739.00**, in a standard form approved by the City and from an institution that is acceptable by the City, for the purpose of securing the Owner's obligations under this Agreement (the "**Letter of Credit**").
16. If the City is of the opinion, reasonably held, that the Owner has failed to perform any of its obligations set out in this Agreement, in addition to any of its other legal or equitable remedies, the City may serve on the Owner a notice setting out particulars of the breach and of the City's estimated maximum costs of remedying the breach. The Owner shall have ninety (90) days (or any extension of that timeframe provided on consent) from receipt of such notice to remedy the breach or make arrangements satisfactory to the City's Designate for remedying the breach. If the Owner fails to remedy the breach, the City may draw on the Letter of Credit to the amount of the actual cost of remedying the breach and may enter upon the Current Location lands and complete the Owner's obligations. Any expenses reasonably incurred by

the City in completing the obligations of the Owner pursuant to this Agreement, over and above the Letter of Credit provided hereunder shall, until paid to it by the Owner, be a debt owed by the Owner to the City and recoverable by the City.

17. The Letter of Credit shall not be released by the City until the following conditions have been met:
  - a. relocation of the Heritage Resource to the New Location is completed in accordance with the approved HP, as applicable;
  - b. an inspection of the Heritage Resource by the Heritage Professional and City Cultural Heritage staff and a letter from the Heritage Expert certifying that the Heritage Resource has properly been relocated and that no further work is required to so situate the Heritage Resource in a safe and secure manner;
  - c. stabilization/conservation of the Heritage Resource is completed in accordance with the approved Plan and any plans and drawings approved by the City, including a complete set of as-built final architectural and landscape design drawings for the Heritage Resource and the surrounding property in its relocated, permanent position, and any approved modifications thereto;
  - d. the relocated Heritage Resource is connected to municipal services and a written verification by the City's Chief Building Official is provided that the altered structure is serviced to the satisfaction of the City of Vaughan; and
  - e. any other conditions as may be agreed by the parties in the Subdivision Agreement.
18. If, at any time prior to the release of the Letter of Credit in accordance with the above-noted section, the Owner does not provide the City with a renewal of the Letter of Credit within thirty (30) days prior to the date of its expiry, if applicable, the City may forthwith draw upon the full amount secured and hold it upon the same terms that applied to the Letter of Credit.

#### Insurance

19. The Owner shall during the Term keep the Heritage Resource insured against normal perils that are coverable by an all risk policy basis including fire and extended coverage insurance in an amount equal to the full replacement cost of the Heritage Resource.
20. Upon execution of this Agreement, the Owner shall deliver to the City's Designate, a certified copy of the insurance policy referred to the above with limits and with a company that is acceptable to the City and shall produce thereafter evidence, satisfactory to the City, of the renewal of insurance, which shall be delivered to the City at least three weeks before the termination thereof or as may be requested by the City from time to time.
21. Prior to relocation of the Heritage Resource, the Owner shall obtain and provide evidence of insurance coverage in the form of a certificate of insurance to the City. The certificate shall name The Corporation of the City of Vaughan as an "Additional Insured" and indicate the following insurance coverages:
  - a. Commercial General Liability (CGL) in an amount of not less than Two Million Dollars (\$2,000,000.00) per occurrence; and
  - b. Automobile liability insurance in respect of licensed vehicles shall have limits of not less than Two Million Dollars (\$2,000,000.00) inclusive per occurrence for bodily injury, death, and damage to property. Coverage shall be in the form of a Standard owner's form automobile policy providing third party liability and accident benefits insurance and covering licensed vehicles owned and/or non-owned vehicles operated by or on behalf of the Owner.

The Owner shall maintain the insurance contemplated in this section in full force and effect until all relocation works have been completed to the City's satisfaction and a letter from the Heritage Professional certifying that the Heritage Resource has been properly relocated and that no further work is required to appropriately situate the Heritage Resource has been provided to the City.

22. The Owner shall duly and punctually pay all premiums and other sums of money payable for maintaining any insurance as required by the agreement. When so requested by the City, the Owner will produce to the City evidence of payment of all premiums and other sums of money payable for maintaining such insurance. If the Owner fails to insure the Heritage Resource,

or if any such insurance on the Heritage Resource is cancelled, the City may effect such insurance as the City deems necessary and any sum paid in doing so shall forthwith be paid by the Owner to the City or, if not, it shall be a debt due and owing to the City and recoverable from the Owner in any manner permitted by law.

23. The Owner acknowledges that the foregoing only represents the minimum insurance requirements of the City and shall not be construed as a recommendation or opinion by the City as to the full scope of insurance which may be required by a prudent owner of the property, and the Owner is advised to govern itself accordingly in that regard.
24. All proceeds receivable by the Owner under any insurance policy or policies on the Heritage Resource shall, on the written demand and in accordance with the requirements of this Agreement, be applied to the replacement, rebuilding, restoration or repair of the Heritage Resource to the fullest extent possible having regard to the Character Defining Attributes and the cost of such work.

#### Damage or Destruction

25. The Owner shall notify the City of any damage or destruction to the Heritage Resource within five (5) clear days of such damage or destruction being discovered.
26. In the event of loss, damage, or destruction of the Heritage Resource, the Owner must restore the Heritage Resource in a manner approved, in writing, by the City. Within one hundred and eighty (180) days of the loss, damage or destruction, the Owner shall submit a HP application to the City together with plans and specifications for replacement, rebuilding, restoration or repair of the Heritage Resource and a schedule of completion of the work in accordance with its Character Defining Attributes.
27. The Owner shall not commence or cause any restorative work, save that permitted under clause 12, to be commenced on the Heritage Resource and its Character Defining Attributes prior to receipt of HP and any plans and specifications from the City. Any restorative work must conform to the approved HP. The Owner shall commence restorative work on the Heritage Resource within ninety (90) days (or any extension of that timeframe provided on consent) of the approval of the HP, and the restoration must be completed within twelve (12) months of commencement, or as soon as possible thereafter if factors beyond the Owner's control prevent completion.

#### Failure of the Owner to Reconstruct

28. If the Owner fails to submit a HP application and required plans and specifications as set out in section 26 herein, the City may, but is not obligated to, prepare its own set of plans and specifications and HP application. The Owner shall have sixty (60) days (or any extension of that timeframe provided on consent) from receiving a copy of such plans and specifications, to notify the City in writing that it intends to restore the Heritage Resource in accordance with those plans and specifications and provide a schedule of completion of the work, failing which the City may enter onto the property, on thirty (30) days' notice to the Owner and proceed with the restoration of the Heritage Resource, up to the value of any insurance proceeds receivable by the Owner under any insurance policies and any additional amount that the City is prepared to contribute to the cost of such work.
29. The Owner shall reimburse the City, on demand, for expenses and administrative fees incurred by the City in restoring the Heritage Resource to the state the Heritage Resource was in prior to the damage and destruction. In the event that the insurance proceeds are insufficient to cover the reasonable costs of replacing, rebuilding, restoring and replacing the Heritage Resource, any deficiency shall become a debt due to the City and may be collected from the Owner in any manner permitted by law.

#### Emergencies

30. Notwithstanding the provisions of section 8 herein, it is understood and agreed that the Owner may undertake temporary measures in respect of the Heritage Resource so long as they are:
  - a. in keeping with the intention of this Agreement;
  - b. consistent with the conservation of the Heritage Resource as identified on **Schedule "B"**;



- c. reasonably necessary to deal with an emergency which puts the security or integrity of the Heritage Resource at risk of damage; and
- d. provided that the *Building Code Act, 1992*, SO 1992, c 23 as amended or re-enacted from time to time, is complied with and, where time permits, the Deputy City Manager, Planning & Growth Management is consulted. In any event, if time does not permit the Owner to consult with the Deputy City Manager, Planning & Growth Management before undertaking any temporary measures, the Owner must notify the City of any temporary measures taken within ten (10) business days and must make arrangements with and satisfactory to the City for a permanent solution, where one is required.

Signs and Structures

- 31. The Owner shall not erect or cause or permit the erection on the Heritage Resource building of any signs, permanent storm windows, screens or awnings, television aerials, satellite dishes, flag poles or other similar objects without the prior written approval of the City. Such approval may, in the sole discretion of the City and for any reason which the City considers necessary, be refused.
- 32. The Owner shall also ensure that the Heritage Resource is maintained and secured in compliance with the *Fire Protection and Prevention Act, 1997*, S.O., c. 4, as may be amended or replaced, as well as City by-laws having the intent of ensuring the property is: not a fire hazard; secured from unauthorized entry; and, maintained in a good state of repair.

**FEES AND REGISTRATION**

- 33. The Owner consents to the registration of this Agreement on the title to the Owner's Lands by the City and shall execute any or all such documents for such purposes.
- 34. The Owner shall, prior to execution of this Agreement, pay to the City in accordance with City of Vaughan By-law No. 158-2021, as amended, the following:
  - a. Preparation of agreement fee: \$1,500.00
  - b. Registration fee (includes Land Registry Office's fees): \$485.00

**GENERAL**

Notice to City

- 35. The Owner shall immediately notify the City in the event that they divest themselves of the fee simple title to or of their possessory interest in the Heritage Resource, the Current Location while the Heritage Resource is located thereon, or in the New Location while the Heritage Resource is located thereon.

Waiver

- 36. The failure of the City at any time to require performance by the Owner of any obligation under this Agreement shall in no way affect its right thereafter to enforce such obligation, nor shall the waiver by the City of the performance of any obligation under this Agreement be taken or be held to be a waiver of the performance of the same or any other obligation hereunder at any later time. Any waiver must be in writing and signed by the City.

Extension of Time

- 37. Time shall be of the essence of this Agreement. Any time limits specified in this Agreement may be extended with the consent in writing of both the Owner and the City, but no such extension of time shall operate or be deemed to operate as an extension of any other time limit, and time shall be deemed to remain of the essence of this Agreement notwithstanding any extension of any time limit. Any waiver must be in writing and signed by the City.

Use of Property

- 38. The Owner expressly reserves for itself, its heirs, executors, representatives, successors and assigns the right to use the Heritage Resource for all purposes not inconsistent with this Agreement.

Inspection

39. The City or its representatives shall be permitted at all reasonable times to enter upon the Current Location lands and inspect the exterior of the Heritage Resource upon prior written notice to the Owner of at least twenty-four (24) hours, or as otherwise permitted pursuant to the OHA. Should the City, in its sole discretion, determine that there is an emergency at the Property or with the Heritage Resource, the City or its representatives shall be permitted to enter upon the Property or into the Heritage Resource in order to carry out such inspections as may be necessary, at the Owner's expense.

Plaque and Publicity

40. The Owner agrees to allow the City, at its expense, to erect a public marker on the Current Location lands or the structures or buildings containing the Heritage Resource or both, indicating that the City holds a heritage conservation easement.
41. The Owner agrees to allow the City to publicize the existence of the conservation easement on the Current Location and New Location.

Severability

42. The Owner and the City agree that all covenants, easements, restrictions and provisions contained in this Agreement shall be severable, and that should any covenant, easement, restriction or provision in this Agreement be declared invalid or unenforceable, the remaining covenants, easements, restrictions and provisions shall not terminate thereby.

Notice

43. Any notice, approval or other communication required or permitted to be given pursuant to this Agreement ("**Notice**") shall be in writing and shall be personally delivered, sent by prepaid registered mail, sent by courier, or transmitted by fax or email as follows:

Anatolia Block 59 Developments Limited  
8300 Huntington Road  
Vaughan, ON L4L 1A5

Attn: Bekir Elmaagacli  
Email: Bekir.Elmaagacli@anatoliatile.com

TO THE CITY

Office of the City Clerk  
The Corporation of the City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1  
Attn: City Clerk  
Email: clerks@vaughan.ca

With a Copy to:

Urban Design and Cultural Heritage, Development Planning  
The Corporation of the City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1  
Attn: Deputy City Manager, Planning and Growth Management  
Email: QDCMPGMP@vaughan.ca

44. Any Notice so given shall be deemed conclusively to have been given and received on the date of delivery if personally delivered, on the date when is actually received if given by courier, on the third (3<sup>rd</sup>) Business Day following the date of mailing if sent by prepaid registered mail, and if transmitted by fax or by email before 4:00 p.m. on a Business Day, is deemed to have been given on that Business Day, and if transmitted by fax or by email after 4:00 p.m. on a Business Day, is deemed to have been given on the next Business Day, provided that if there is any anticipated or existing postal dispute, then Notice shall be personally delivered or transmitted by email. Either party may from time to time change its address for service by Notice to the other party.
45. Business Day means any day other than a Saturday, Sunday or statutory and civic holidays in the Province of Ontario.

Entirety

46. This written Agreement embodies the entire agreement of the parties with regard to the matters dealt with herein, and no understandings or agreements, verbal or otherwise, exist between the parties except as herein expressly set out.

Interpretation

47. The headings in the body of this Agreement form no part of the Agreement but shall be deemed to be inserted for convenience of reference only.

48. This Agreement shall be construed with all changes in number and gender as may be required by the context.

Enurement

49. It is intended by the Parties that the covenants, easements and restrictions set out in this Agreement shall ensure to the benefit of, and be binding upon, the Owner and upon the City and their respective heirs, executors, administrators, successors and assigns, as the case may be.

Counterparts

50. This Agreement may be executed in counterparts, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute one and the same instrument. Counterparts shall be accepted in original, electronic, or facsimile form, and the parties to this Agreement adopt any signatures received by receiving facsimile or electronic mail as original signatures of the parties.

Covenants to Run with Property

51. The covenants, easements, restrictions and provisions set out in this Agreement shall be registered on title to the Current Location by the City, to the satisfaction of the City, and shall run with the land, and enure to the benefit of, and be binding upon, the parties hereto and their heirs, executors, administrators, successors and assigns, as the case may be.

**IN WITNESS WHEREOF** the parties hereto have hereunto set their hands and seals

**ANATOLIA BLOCK 59 DEVELOPMENTS LIMITED**

Per: B. Elmogajali  
Name: Bekir Elmogajali  
Title: CO-CEO

Per: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

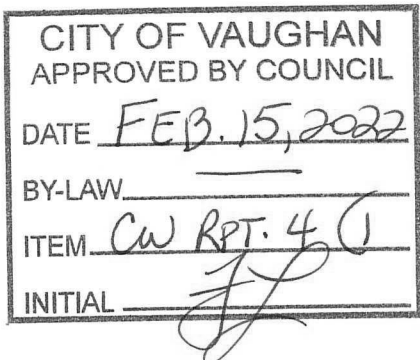
I/we have the authority to bind the Corporation

**THE CORPORATION OF THE CITY OF VAUGHAN**

Per: Maurizio Bevilacqua  
Name: HON. MAURIZIO BEVILACQUA  
Title: MAYOR

Per: Todd Coles  
Name: TODD COLES  
Title: CITY CLERK

I/We have authority to bind the City.



**SCHEDULE "A"**  
**Legal Description of the Property**

PIN: 03318-0031 (LT)

West Half of Lot 13, Concession 9 (geographic Township of Vaughan), save and except Parts 1 to 5, both inclusive, on Reference Plan 65R-4040  
City of Vaughan  
Regional Municipality of York

**SCHEDULE "B"**  
**Character Defining Attributes**

**Statement of Cultural Heritage Value or Interest (CHVI)**

**1. Description of Property**

Henry Burton House and property is located on the east side of Huntington Road, at the civic address 8811 Huntington Road, in the City of Vaughan, Regional Municipality of York, Ontario. The rural agricultural property includes a storey-and-a-half Georgian-style vernacular log house known as Henry Burton House, two barns, the stone foundation of a barn, outbuildings, and agricultural and natural lands.

**2. Statement of CHVI**

Henry Burton House is of cultural heritage value or interest for its design or physical value, its historical or associative value and its contextual value. Constructed in the mid-1800s, the storey-and-a-half three-bay main block of the house was constructed in a vernacular Georgian style using large hewn logs. It was later extended to the east with a storey-and-a-half brick east wing and extended to the south later on with one-storey wood frame addition. The house is associated with several outbuildings including two barns built in the 1960s, and the stone foundation of a barn built in 1852 which was associated with the house. It is a unique since the log structure of the main block does not often survive, and nearby homes from the period are primarily made from brick or stone. The property was owned by Henry Burton, a prominent stone mason who built houses locally and helped construct several prominent buildings in Toronto. His family owned the lot for over 100 years.

The property's contextual value lies in its physical and visual connections to the rural agricultural landscape between Langstaff Road and Rutherford Road.

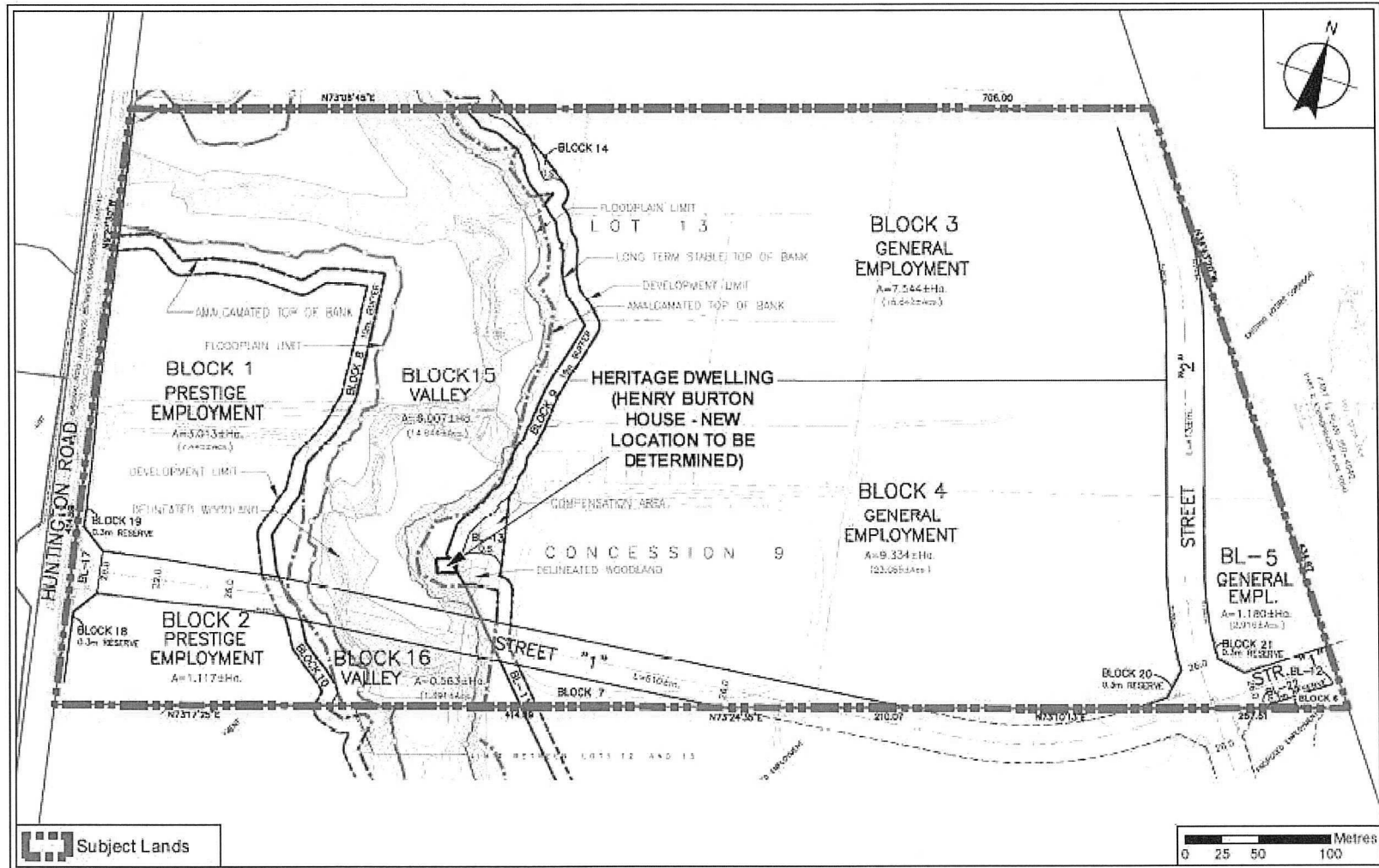
**3. Description of Heritage Attributes**

Key attributes that reflect the design or physical value of the property include its:

- Three-bay, storey-and-a-half Main Block with:
  - Log construction;
  - Side gable roof, north end wall chimney, and symmetrical fenestration characteristic of the Georgian style;
  - Stone basement fireplace with brick flooring denoting use as a winter kitchen; and,
  - A brick addition to the house while still owned by the Barton family.

Key attributes that reflect the property's contextual value are its:

- Importance in maintaining the rural agricultural landscape of the surrounding area between Langstaff Road and Rutherford Road.



Subject Lands

0 25 50 100 Metres

### Schedule C

LOCATION: Part of Lot 13, Concession 9;  
8811 Huntington Road  
APPLICANT:  
Anatolia Block 59 Developments Limited

FILES:  
19T-18V009 and DA.18.065  
RELATED FILE:  
Z.18.025

NOT TO SCALE. SUBJECT TO THE 19T-18V009 DA. 18.065 AND DA. 18.065. 19T-18V009 DA. 18.065. 19T-18V009 DA. 18.065.

Created on: 03/02/2023

**SCHEDULE "C"**  
 Current Location of the Henry Burton House

November 11, 2024

**Anatolia Block 59 Developments Limited**

Josh Berry, Senior Manager - Planning  
8300 Huntington Road  
Vaughan, ON, L4H 4Z6

Via E-mail: [Josh.Berry@anatolia.com](mailto:Josh.Berry@anatolia.com)

Dear Mr. Berry

**RE: Commemoration Options for Henry Burton House  
8811 Huntington Road, Vaughan, Ontario**

---

We have been retained by Anatolia Block 59 Developments Limited, the “Owner” of the property municipally addressed as 8811 Huntington Road in Vaughan, Ontario (“subject site” or “site”) to prepare a letter outlining viable commemoration options for the Henry Burton House on site, should it be demolished.

The following analysis outlines three options for commemorating the Henry Burton House, each with distinct approaches to conservation, municipal involvement, and public accessibility. Each option has been evaluated for its feasibility, conservation integrity, and impact on municipal or conservation authority resources and liability.

**Option 1: Demolition with Commemorative Plaque (No Salvage)**

- **Description:** This option entails the complete demolition of the Henry Burton House, with no salvaging of materials. Commemoration would be achieved through the installation of a plaque along the future trail network.
  - **Key Benefits:**
    - **Minimal Maintenance:** A plaque would require little to no maintenance, thus eliminating long-term municipal or conservation authority obligations.
    - **Zero Liability:** With no physical heritage elements remaining on-site, there is no risk of structural deterioration or liability associated with the heritage elements.
    - **Cost-Effectiveness:** This approach is the most cost-effective in terms of both initial and ongoing expenses.
- 

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21 King Street W Suite 1502, Hamilton, Ontario L8P 4W7

Office: (416) 693-9155 Fax: (416) 693-9133

[tbg@thebiglierigroup.com](mailto:tbg@thebiglierigroup.com)

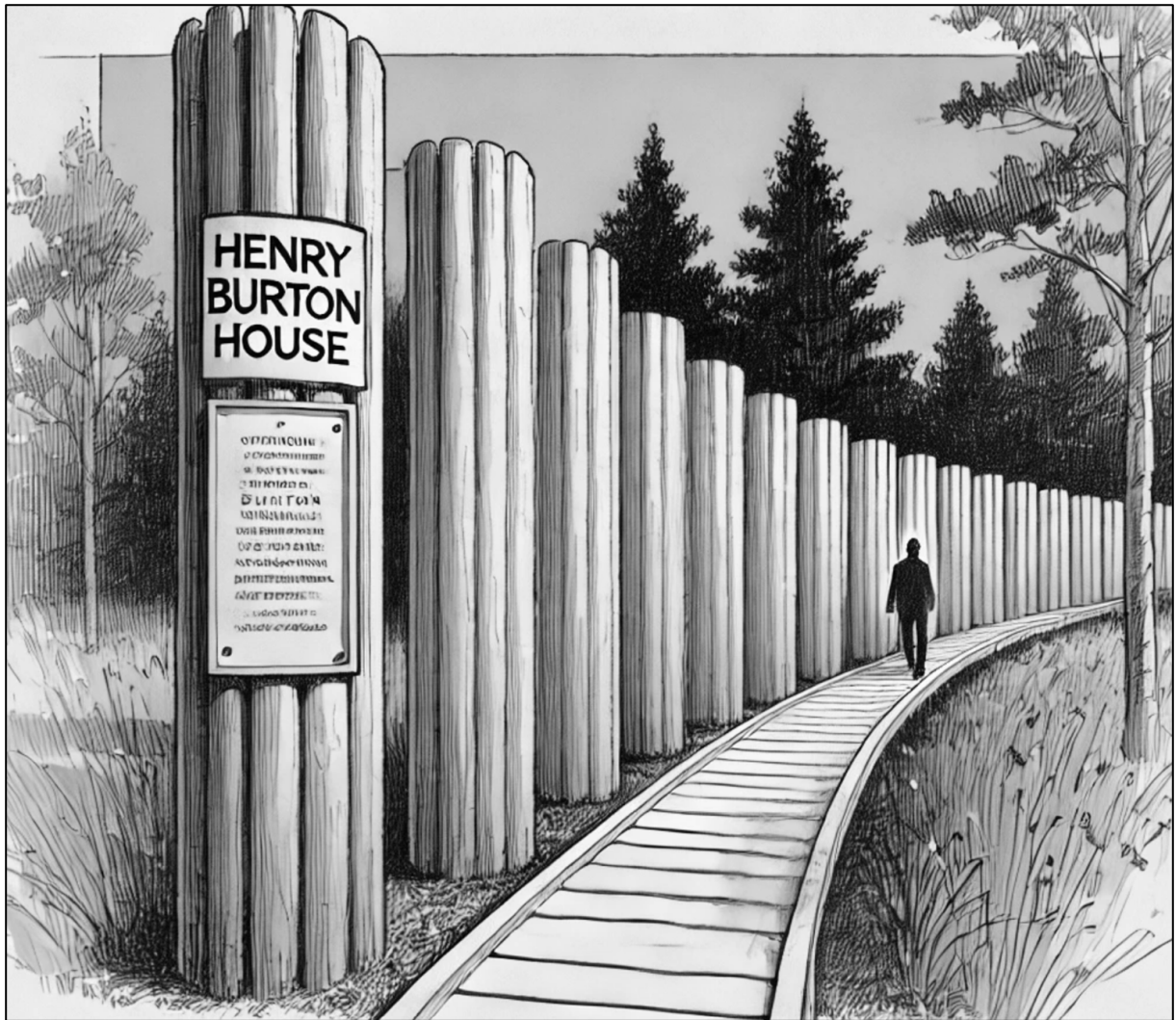
- **Drawbacks:**
  - **Loss of Heritage Material:** Complete demolition without salvage results in a loss of the physical heritage fabric, which diminishes the potential for historical connection and authenticity.
  - **Limited Public Engagement:** A plaque alone provides minimal interaction, offering only interpretive value rather than an experiential connection to the original structure.
- **Recommendation:** **An option, but not ideal** due to the irreversible loss of heritage material and limited commemorative value.

### Option 2: Vertical Log Display (Limited Salvage)

- **Description:** This option involves selective salvaging of sound, non-rotted logs from the house, which would then be incorporated into an interactive vertical display along the planned future trail network. The logs could be arranged upright in a way that reflects the house's original structure or design, allowing visitors to engage with the materials in a meaningful way. Figure 1 below provides an artistic rendering (created using generative artificial intelligence) of how some of the logs can be displayed along the future trail. Note that the artistic rendering below in Figure 1 shows many logs along a trail, and only a few logs may be required to create this display.
- **Key Benefits:**
  - **Interactive and Engaging:** By using actual logs from the original structure, this display offers a tactile and visual experience that enhances public connection to the site's history. Children could play around the logs like slalom between poles.
  - **Minimal Maintenance:** Since this arrangement would involve a straightforward display of logs, maintenance requirements would be limited, and the materials could be treated to withstand outdoor conditions.
  - **Low Liability:** With a controlled arrangement and proper installation, liability is minimized, making this an ideal option for municipalities or conservation authorities seeking to avoid extensive management obligations.
  - **Cost Efficiency:** This approach represents a balance between preservation and commemoration without the high costs associated with full restoration or complex structures.
- **Drawbacks:**
  - **Partial Heritage Representation:** Salvaging only a portion of the materials limits the ability to represent the house in its entirety. However, it provides an authentic and accessible connection to the site.
  - **Moderate Initial Effort:** Some effort is required to identify sound materials, clean them and treat them for outdoor use and safety, and create the installation along the trail.
- **Recommendation:** **Recommended** as it preserves and commemorates significant materials with minimal ongoing maintenance and liability. This option aligns well with municipal and conservation authority resources and provides a respectful homage to the site's heritage.



*Figure 1 - Artistic Rendering of Option 2 (Vertical Log Display)*



### Option 3: Gazebo or Pergola Structure Using Salvaged Materials

- **Description:** This option involves stripping the Henry Burton House down to its base logs, which would be cleaned and used to construct a gazebo or open-air shelter off an offshoot from the planned trail network in its current location. This gazebo would provide a functional and unique space for visitors while using materials from the original house. Figure 2 below provides an artistic rendering (created using generative artificial intelligence) of how the Henry Burton House could be repurposed into a free-standing gazebo / pergola structure in place.
- **Key Benefits:**
  - **Functional Public Space:** A gazebo / pergola offers both commemorative and practical value, providing a unique historical shelter that can serve as a focal point for visitors.

- **Enhanced Engagement:** Visitors can engage with the house's materials more directly through a tangible structure, encouraging a deeper connection to the site's history.
- **Drawbacks:**
  - **Higher Maintenance and Liability:** The gazebo / pergola structure would require regular inspections, maintenance, and repairs, particularly for structural stability and to meet public safety standards.
  - **Municipal or Conservation Authority Responsibility:** This option would necessitate direct oversight from the municipality or conservation authority, potentially requiring dedicated resources and a long-term maintenance plan.
  - **Increased Cost:** The initial cost of constructing a gazebo / pergola with salvaged materials is higher due to the need for careful reconstruction, stabilization, and potential modifications for public safety and accessibility.
- **Recommendation:** As the land where this structure would be maintained is to be conveyed, this option is **not recommended unless the municipality or conservation authority is prepared to assume full responsibility** for ongoing maintenance and liability. While it offers a strong commemorative experience, the resource demands may be impractical without dedicated management.

*Figure 2 - Artistic Rendering of Option 3 (Gazebo or Pergola)*



### Summary and Recommendation

Among the three options, Option 2 (Limited Salvage and Interactive Vertical Log Display) is the most balanced approach, offering an engaging, and manageable solution for commemorating the Henry Burton House with some degree of salvaged materials. This option allows for the conservation of some heritage materials while maintaining low maintenance and liability requirements, making it the most viable choice for municipal or conservation authority partners.

Your truly,  
The Biglieri Group Ltd.

A handwritten signature in black ink, appearing to read "Evan Sugden". The signature is fluid and cursive, with a long horizontal stroke at the end.

Evan Sugden, HBASc, MA, CAHP, RPP, MCIP  
Associate | Heritage Lead



# Heritage Vaughan Committee Report

---

**DATE:** Wednesday, February 19, 2025

**WARD:** 4

**TITLE:** PROPOSED AMENDMENT TO HERITAGE DESIGNATION BY-LAW 140-2024 AFFECTING 1078 MAJOR MACKENZIE DRIVE WEST

**FROM:**

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

**ACTION:** DECISION

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**Purpose**

To seek Heritage Vaughan Committee’s support and recommendation to the Committee of the Whole for approval of the proposed amendment to Heritage Designation By-Law 140-2024 (Attachment 1) for the property municipally known as 1078 Major Mackenzie Drive West located on the north side of Major Mackenzie Drive and between Dufferin Street and Bathurst Street (Attachment 2).

**Report Highlights**

- On June 25, 2024, Vaughan Council passed By-law 140-2024, endorsing the designation of 1078 Major Mackenzie drive for its cultural heritage properties under Section 29 of the Ontario Heritage Act.
- Minor amendments to By-law 140-2024 are recommended to further detail the discrete area of cultural heritage value within the broader property.

**Recommendations**

THAT the Heritage Vaughan Committee recommend that Council approve the proposed amendment as presented, subject to the following conditions:

1. That a notice of the proposed amendment to the Heritage Designation By-Law 140-2024 be served to the subject property owner and published on the City of Vaughan website in accordance with Section 30.1 of the Ontario Heritage Act.

2. If no notice of objection is served on the City Clerk within 30 days of the date of publication of the amendment notice, staff are directed to bring forward the amending by-law to Council for endorsement.

## **Background**

Built initially between 1855 and 1860, 1078 Major Mackenzie Drive West – also known as the Peter Patterson House – has been recognized as a significant heritage building and was designated under Section 29, Part IV of the Ontario Heritage Act (OHA) on June 25, 2024, through By-Law 140-2024.

On November 22, 2023, the Heritage Vaughan Committee reviewed the staff proposed designation report for 1078 Major Mackenzie Drive West and recommended to the City of Vaughan Council to proceed with the designation process. City Council accepted this recommendation and approved the report and its recommendations on January 30, 2024.

On March 13, 2024, Cultural Heritage staff sent out a Notice of Intent to Designate (NOID) to the Ontario Heritage Trust, the Owner and published it on the City of Vaughan Heritage Notices website in compliance with the requirements of the OHA.

On April 12, 2024, Clerks and Cultural Heritage staff received a notice of objection regarding the NOID from the Owner. The owner was concerned that relatively recent attributes of the house, garden, landscaping and outbuildings were included in the Statement of Cultural Heritage elements and that the proposed mapping included the entire real property. This led to concern regarding the future of the property and concerns that changes would be difficult, including the opportunity for future development.

Cultural Heritage staff had several meetings with the Owner's representatives and their Heritage consultant prior to the June 25th Council meeting. An updated map was presented to them, and the Statement of Cultural Heritage Value included and identified non-heritage attributes to clarify aspects of the property but did not withdraw the property from designation. When the Owner asked Cultural Heritage staff if it was possible to amend the Statement after designation, staff confirmed that it was possible under the OHA.

The subject property owner chose to withdraw their objection to allow the designation to proceed and the property is now protected under By-law 140-2024. The By-law was

passed by City of Vaughan Council on June 25, 2024, and the Notice of the By-Law was sent to the property owner and to the Ontario Heritage Trust.

### **Previous Reports/Authority**

[Proposed Designation Under Part IV Of The Ontario Heritage Act Of 1078 Major Mackenzie Drive West – November 22, 2023, Heritage Vaughan Committee](#)

[Item 16, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 30, 2024.](#)

### **Analysis and Options**

Recent discussions between the representatives of the property owner and City of Vaughan Cultural Heritage staff on the subject property has provided for an opportunity to update and amend the Statement of Cultural Heritage Value and clarify the specific area of cultural heritage value within the existing larger real property.

Following the designation of the subject lands, in November of 2024, the property owner came forward with an amended location map, intended to better capture the area of cultural heritage significance on the property. To ensure that appropriate attributes were identified and conserved, the property owner hired a heritage consultant to review and recommend revisions to the Statement of Cultural Heritage Value within By-law 140-2024.

The proposed amendments include an updated Statement of Cultural Heritage Value that provides a higher level of specificity to the identified physical heritage attributes of the property, particularly regarding the window openings, sidelights and fenestration patterns. It also firmly identifies the architectural style as Gothic Carpenter, which will provide firm guidance in the future regarding restoration and maintenance.

The Statement also provides specific details of the two and half (2 ½) storeys carriage house that were previously not included in the initial designation. Cultural Heritage staff note that the proposed amendments do not impact the protection of the significant heritage value on the subject property.

The proposed updated location provides an identified boundary around the main house and carriage house and retains the integrity of the cultural heritage landscape and the relationship between the two structures. This is shown in Attachments 2 and 3 with the location map. The proposed amendment will also provide clarity in the future should there be any proposed development on the property. In the final by-law map, the map in

Attachment 3 will be used, identifying the area simply as the “Heritage Boundary” and the photo background will be removed, which is required for registration on title at the Land Titles office.

Cultural Heritage staff have reviewed the proposed amendments and have prepared an updated Statement of Cultural Heritage Value with the recommended changes (Attachment 4) and conclude that they are appropriate and will protect the property, while allowing continued use in the future.

### **Financial Impact**

NA

### **Operational Impact**

NA

### **Broader Regional Impacts/Considerations**

NA

### **Conclusion**

Cultural Heritage staff are satisfied that the proposed amendments to By-law 140-2024 conform to the policies of the Vaughan Official Plan and the objectives and criteria of the Ontario Heritage Act. Accordingly, staff can support the proposed amendments to the designation By-law 140-2024 as shown on Attachment 3.

**For more information, please contact:** Katrina Guy, Heritage Specialist, ext. 8115

### **Attachments**

1. Designation By-law 140-2024
2. 1078 Major Mackenzie Drive West – Location map with photo background
3. 1078 Major Mackenzie Drive West – Location map without photo background
4. 1078 Major Mackenzie Drive West – Statement of Cultural Heritage Value - revised

### **Prepared by**

Katrina Guy, Heritage Specialist, Cultural Heritage Program, Policy Planning and Special Programs, ext. 8115

Shawn Persaud, Senior Manager, Policy Planning and Special Programs, ext. 8104

Christina Bruce, Director, Policy Planning and Special Programs, ext. 8231



*THE CITY OF VAUGHAN*

*BY-LAW*

**BY-LAW NUMBER 140-2024**

**A By-law to designate 1078 Major Mackenzie Drive West, 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 1078 Major Mackenzie Drive West 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 January 30, 2024, the Council of the Corporation of the City of Vaughan caused notice of intention to designate 1078 Major Mackenzie Drive West as a property of cultural heritage value or interest, with the notice served to the Ontario Heritage Trust and to the owners of 1078 Major Mackenzie Drive West.

**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 March 13, 2024, the City of Vaughan published a notice of intention to designate 1078 Major Mackenzie Drive West on the City of Vaughan's website in accordance with By-law 021-2024;

**AND WHEREAS** a 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;

**AND WHEREAS** the notice of objection to the proposed designation was withdrawn at the Committee of the Whole meeting of June 18, 2024;

**AND WHEREAS** Council made a decision not to withdraw the notice of intention to designate the property as per section 29(6) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18;

**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 1078 Major Mackenzie Drive West (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 25<sup>th</sup> day of June, 2024.

---

Steven Del Duca, Mayor

---

Todd Coles, City Clerk

Authorized by Item No. 16 of Report No. 1 of the Committee of the Whole.  
Adopted by Vaughan City Council on January 30, 2024.  
City Council voted in favour of this by-law on June 25, 2024.

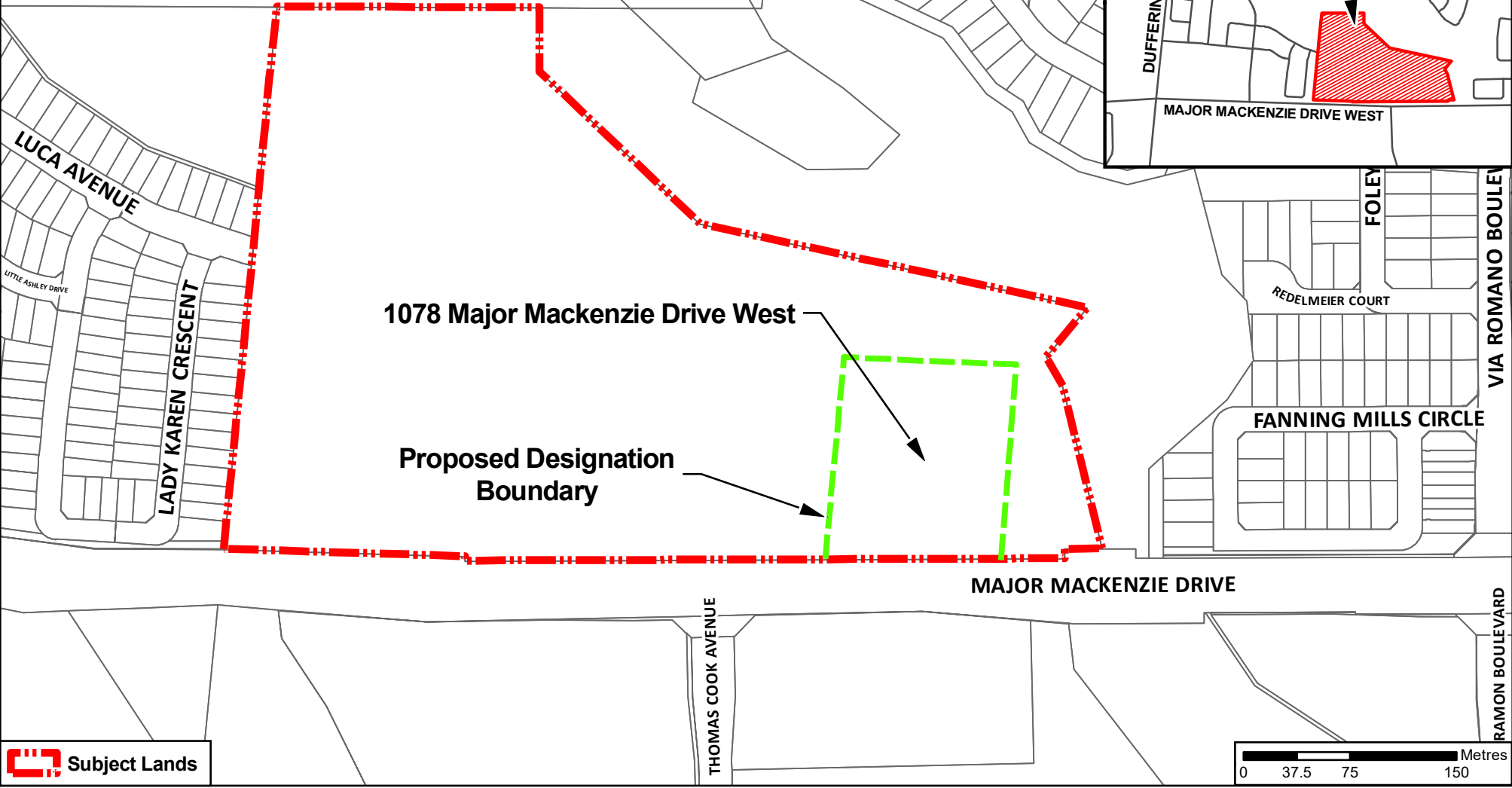
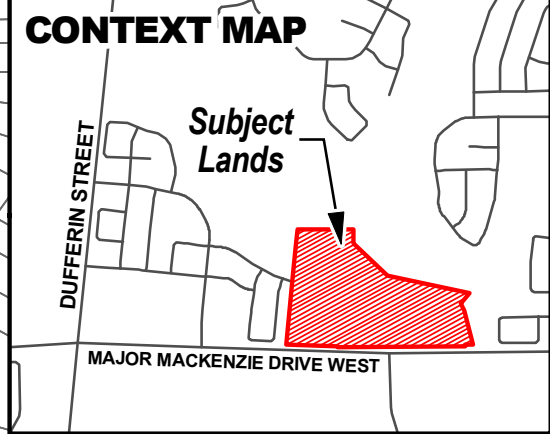
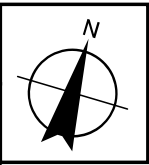
**SCHEDULE "A" TO BY-LAW NUMBER 140-2024**

Description of Lands

PIN: 70018-0243

Legal Description:

Part of Lot 21, Concession 2, described as Part 1, Plan 65R-5977; Vaughan



1078 Major Mackenzie Drive West

Proposed Designation Boundary

# Designation Map

**Location:**  
1078 Major Mackenzie Drive West  
Part of Lot 21, Concession 2

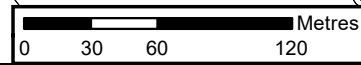
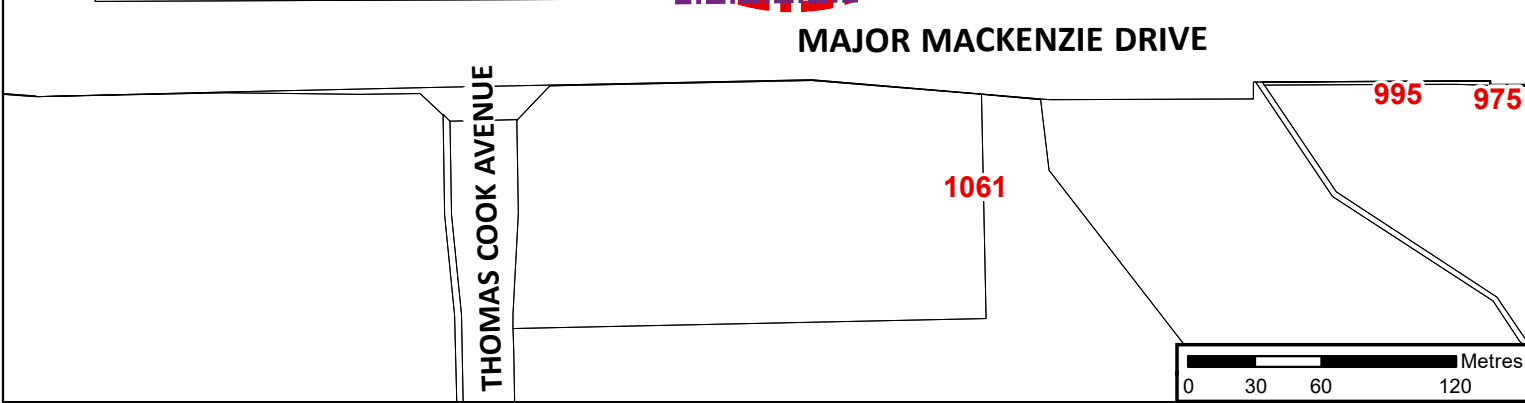
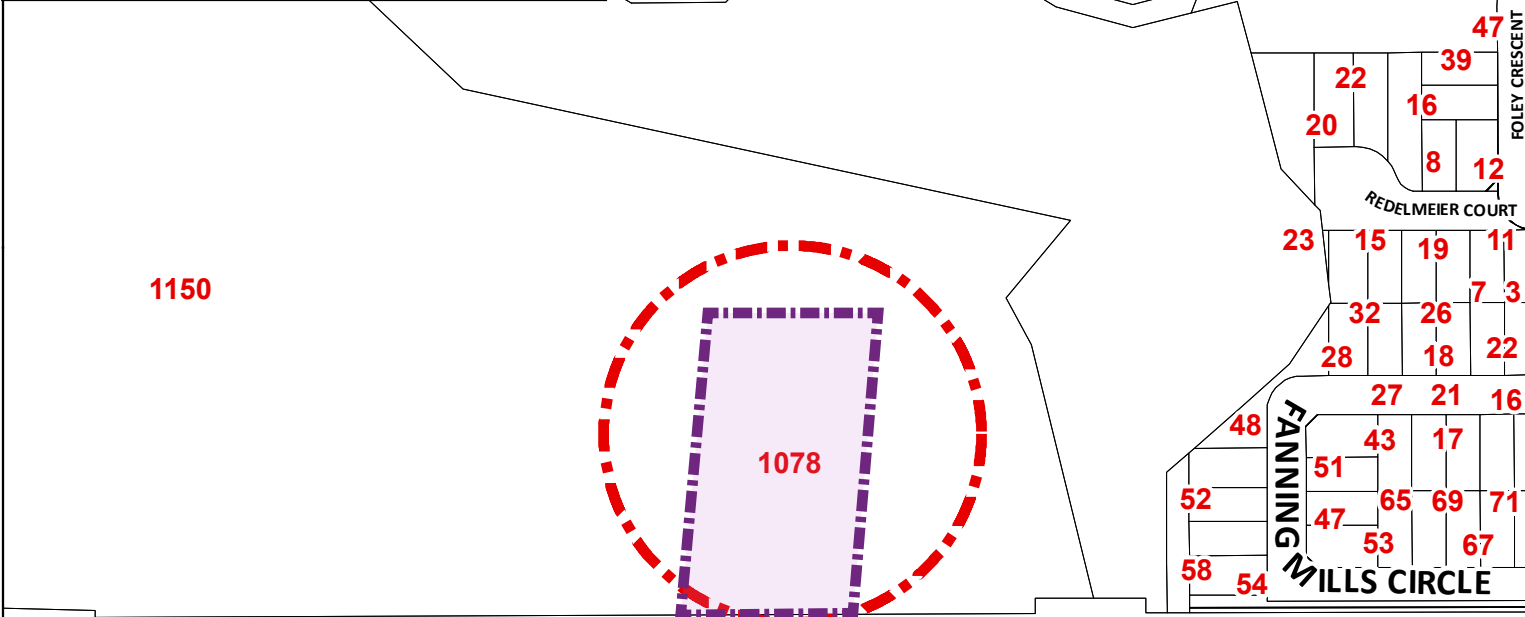
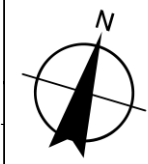
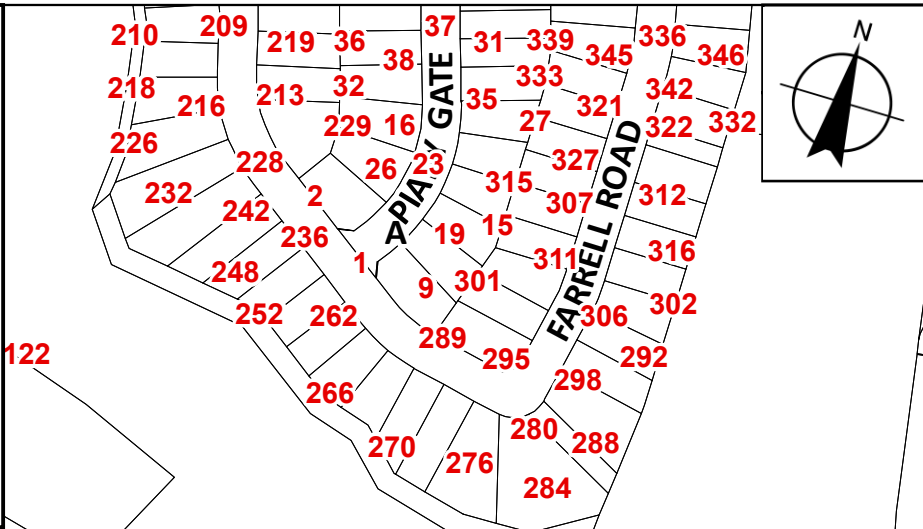
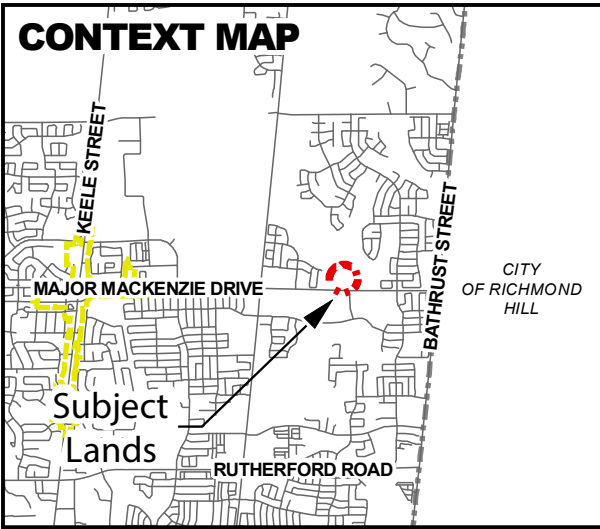


# Attachment

**Date:**  
June 24, 2024

# 1

**CONTEXT MAP**



**Location Map  
To By-law 140-2024**

**Legal Address:** 1078 Major Mackenzie Drive West

**Legal Description:** Part of Lot 21, Concession 2, described as Part 1, Plan 65R-5977; Vaughan

-  Subject Lands
-  Heritage District

## SCHEDULE "A" TO BY-LAW NUMBER 140-2024

### STATEMENT OF CULTURAL HERITAGE VALUE

#### BRIEF DESCRIPTION

ADDRESS: 1078 Major Mackenzie Drive West

LEGAL DESCRIPTION: Part of Lot 21, Concession 2, described a Part 1, Plan 65R-5977;  
Vaughan

#### OVERVIEW

The Patterson House has been included on the City of Vaughan's Register of Buildings of Architectural and Historical Value for architectural and historical reasons and is one of the most significant structures in Vaughan.

The cultural heritage value of the property known as 1078 Major Mackenzie Drive W meets the criteria set out by the *Ontario Heritage Act* under Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

Building Name: The Peter Patterson House

Date Built: Circa 1855-60, later additions 1920's

Address: 1078 Major Mackenzie Drive W

Location: North side of Major Mackenzie Drive West, between Bathurst Street and Dufferin Street (use another road)

Condition: The house is in good to fair physical condition

#### ARCHITECTURAL DESCRIPTION

##### HISTORY OF THE HOUSE

The main house was first built as a 2 storey house by Peter Patterson who was born in New Hampshire and raised in Westfield, New York, before settling in Canada with his brothers in 1850. The house was likely built between 1855 after Peter Patterson purchased the west half of Lot 21, Concession 2 property in 1853 and 1859, when he married Kate (Catherine) E Haffrey of Richmond Hill.

Initially, as shown in Figure 1, the 1860 structure exhibited several elements of the Gothic style including the steeply pitched roofs, and the gothic arched window in the attic floor on the south elevation. The window sizes, locations and pane pattern have been retained through to the present and contribute significantly to the structure's cultural heritage value. Also present in the 1870 form is the east side 1 storey addition, which was later expanded into a sunroom.

In 1884, the Patterson family home was expanded and embellished. The rear wing of the house was raised and reroofed, increasing the space for living including a new staircase. Other exterior changes were quite notable - the chimneys were rebuilt, and the house obtained its notable vergeboard and fanciful woodwork trim and verandah. While it's not known who designed the original house, the 1884 alterations were designed by John T. Stokes, one of Ontario's earliest trained architects and engineers. From the August 1884 letters sent by Mr. Stokes to Mr. Patterson, the intent was to improve the house without having to "tear it up in pieces". The letters further outline descriptions of the work and measurements, as according to

Mr. Stokes, he understood that all of the work – the raising of the roof, the creation of the extensive trimming was to be done by the Patterson Bros Company carpenters.

The resulting effect was admired in its time and for several years after with several comments focusing on how well the landscape, gardens and structures were combined to make a showpiece. It is noted that Mr and Mrs Patterson continued to stay in the house during the summer and remained a part of the Patterson and Maple community. A few months after Mr. Patterson's sudden passing at the house, the property was even featured in the Globe's Illustrated Saturday feature in the fall of 1904.

After Mr. Patterson's passing, Mrs Patterson continued to visit the property, but the house was not further altered until the 1920's, when Mrs. Patterson died, and her son John D. Patterson began the work of refurbishing the house. His changes were to add a 1 storey addition to the west gable of the house, and to expand the east addition into a sunroom. These additions are subordinate to the building and do not detract from the earlier works. Once John D. Patterson passed in 1940,

The house is known to be one the best and most intact examples of the "Carpenter Gothic" style in the City of Vaughan and is featured in the book "Ontario House Styles – The Distinctive Architecture of the Province's 18<sup>th</sup> & 19<sup>th</sup> century home" by Robert Mikel in 2004. The Carpenter Gothic originally rose in popularity in the eastern United States and eastern Canada and the style strongly features wood for framing, cladding and decoration. Since its purchase by the Redelmeier family in 1941, it has been well maintained, with no further exterior additions.

#### DESCRIPTION OF THE HOUSE

Covered in white board-and-batten wood siding, this large 2 storey house is dominated on three sides by its large, bargeboard-filled gable peaks and also on the front facade by a fretwork-filled section of the porch roof which has been tunnel vaulted. The walls under each of these peaks are pierced by a flat-headed Palladian-form window which, like all other openings on the original part of the house, is capped with a moulded wooden label. The steep pitched roof and gables of the front section of the house are surviving elements from the original 1860 construction.

The front porch on the Patterson features a one-storey open porch is supported by five pairs of bevelled posts resting on wooden bases and topped with stylized capitals. Because the porch is screened-in on the west side these white posts are highlighted and serve to further emphasize the thin verticality of the carpenter Gothic style house. The entry way to this porch is emphasized by ornate, circular fretwork, which features a three leafed motif on either side of the circle.

Under the main verandah of the south elevation are located three equally spaced doorway openings, but typical of the Gothic dislike for classical balance we find that it is not the centre opening, which is the main doorway, but rather the eastern most of these three openings.

The two openings to the west, located under the screened-in porch, are glass-paned French doors topped with glazed rectangular transom lights. The main doorway is set within a frame consisting of narrow sidelights and a square transom light. The door itself is of the single leaf, six panel variety with the two central panels being decorated with embossed designs.



The windows of the house all contain heritage value, dating from all major episodes of construction and alterations of the Patterson family. The second floor of the south elevation features a central window of 4 over 4 panes, with 3 paned side lights on either side which date from 1860. Further out on either side but located slightly lower than the central window feature, there are two narrower windows also featuring 4 over 4 pane style. The attic window features a 2 over 3 windowpane style that is setback behind the ornate gothic scroll work.

The east elevation features several windows and multi paned openings, among them 3 large 4 over 4 windows stretching nearly from ceiling to floor. As two of these are associated with the 1928 1 storey addition, it is thought that all 3 could date from the 1920's. Further along the east elevation a variety of windows are featured at varying heights and panes. These speak to the ongoing occupation and maintenance of the home.

The second floor of the east façade also features a window similar to the middle south elevation, with 4 over 4 panes and smaller sidelight windows, in a 3 over 1 style. This is copied on the west façade of the house as well and is a surviving feature of the 1860 construction.

## **CARRIAGE HOUSE**

Located to the rear and east of the house is a large, two-and-a-half storey drive shed and barn which was built originally circa 1860 but was later refurbished and extended around 1885 to replace the former one which had been destroyed by fire. Originally designed as a carriage house and barn for the Patterson family house, it has transitioned into use as a garage and is shown in Figures 4 and 5. This large building is designed in an L plan and compliments the Patterson house being also covered with white board and batten. Most of the windows feature 6 over 6 pane arrangement with a lancet window at the central gable. The wide arched doorways at the central gable and to the west with matching wooden doors also contain heritage value. The second floor also feature a hayloft door in the central gable that references its previous agricultural use.

## **HISTORICAL/ASSOCIATIVE VALUE**

### **PATTERSON FAMILY**

Peter Patterson was born in New Hampshire in 1825 and was one of 10 children in a family with roots in Northern Ireland. His father, Robert, was an elected member of the New Hampshire legislature and was a merchant and the family moved to New York State in 1829 where Robert became a farmer. Here, Peter and his brothers began to design and manufacture farm implements. Robert Jr. and Reuben, Peter's brothers, immigrated to Canada and established a foundry in Dundas, before later moving to Belleville, Ontario to establish the R. & R.S. Patterson company to manufacture fanning mills and agricultural implements.

Thomas Patterson arrived in Richmond Hill about 1850 and Peter arrived shortly thereafter. They began manufacturing fanning mills in a shop in Richmond Hill. By 1853 they purchased Lot 21, Concession 2, about four kilometers west of Richmond Hill. They were joined by another brother, Alfred. This property had access to water rights which allowed the construction of a dam on the Don River to provide waterpower to the new factory. Peter's goal was to create a company town beside the factory – the Patterson built houses for their workers, as well as other services, such as a church, a school, and post office.

By 1858, Thomas returned to the United States and was no longer associated with the company. Peter was the resident and managing partner of the company, with Alfred being a senior partner although he continued to live in the US. The company was called Patterson & Bro. Peter was also the postmaster in the village until 1871 and president of the Richmond Hill Agricultural Society from 1882-7.

Peter Patterson was significantly involved in local politics, being elected Reeve for four terms between 1868-1871. He then resigned from his position to run for Provincial Parliament and was successful, serving in the provincial legislature from 1871 to 1883.

The plant moved to Woodstock in 1887 due to its inability to secure a rail line spur line for the plant and the offer of \$35,000 from Woodstock to resettle in the town. Shortly after, the farm was bought by Massey-Harris. After being bought by Massey-Harris, and the plant moving, the town declined and Peter retired in 1891, with him and his wife Catherin living in the house during the summers until he passed away in 1904.

In 1928, Peter's son John came back to live in old house, buying the Graham farm across the road and raising Aberdeen angus. John lived on the property until his death in 1940.

#### REDELMEIER FAMILY

In 1939, William "Willy" Redelmeier, a Dutch banker, immigrated to Canada from the Netherlands, with his wife Iska and sons Ernest and Francis, and bought the property, naming it Don Head Farms. At its peak, it was comprised of 514 acres. In 1982, it was renamed Patch Farms and as of 1991, was operated by Ernest and Francis. They graduated from the Ontario Agricultural College and raised herds of Aberdeen Angus and Jerseys. It had few interior structural changes done to the house while they lived there.

Francis M. Redelmeier (1920-2001) farmed east of Maple in Richmond Hill in 1940 with his brother Ernest. He was the chairman of the World Jersey Cattle Bureau and was added to the Ontario Agricultural Hall of Fame (OAHF) for his contributions to the Jersey breed and milk pricing formulae development. He lived at Patch Farms with his wife, Elizabeth Ruth Redelmeier, and was a strong opponent of the Keele Valley Landfill. Ruth was a long-time member of Heritage Vaughan and a local historian specializing in the history of the hamlet of Patterson, Vaughan Township and 19th century North American industrial/commercial history.

In 1963, the York Central Hospital was built on part of the farm and in January 1970, Don Head Secondary School was opened to the east of the hospital. Today, Patch Farms is known as Southbrook Farms Vineyards and is operated by Bill (William) Redelmeier – the original Redelmeier's grandson, and his wife, Marilyn.

Francis and Ruth Redelmeier's farm became known as Patch Farms and parts of the northern Don Heads farm were sold to developers for housing at the corner of Bathurst and Major Mackenzie. The Redelmeier Family still owns the Peter Patterson House at 1078 Major Mackenzie Drive West.

#### JOHN T. STOKES

The property also has associated value as being one of the last commissions of John T. Stokes, a York County architect and Engineer of the mid 19<sup>th</sup> Century. Stokes was born in 1824

and he and his wife had immigrated and settled down in Sharon, Ontario in East Gwillimbury in 1849.

Although he worked as a Clerk-Treasurer for what is now East Gwillimbury for several decades, he was able to take on several architectural and engineering commissions in his long career that had him commuting all over York County including Toronto.

In 1874 Stokes was chosen by the York County Council from a field of twelve candidates to succeed Silas James as Superintendent of Public Roads, a post which included many architectural and engineering duties. Although his business office was located at the York County Court House on Adelaide Street East in Toronto he continued to reside in Sharon and complete designs for both county engineering works and for private architectural commissions in York County and elsewhere. Stokes was also one of the founding members, with Sir Casimir Gzowski, of the Canadian Society of Civil Engineers in 1887.

In his architectural career, he began advertising his expertise in papers in 1853 and received regular commissions. By 1859 his keen interest in the Gothic Revival style was evident in his distinctive design for the mansion for Joseph Gould at Uxbridge, Ont. This patronage by Gould was significant and led to other important commissions being awarded to Stokes by Gould for the Mansion House Hotel (1872) and the Mechanics Institute (also called the Joseph Gould Institute) in 1886.

In 1884, Stokes was the Resident Engineer for an early Queen Street subway testing system in Toronto (also referenced as the Parkdale Subway in contemporary accounts) and was noted to be frustrated with the progress. By “subway”, it is thought that this likely meant an underpass, even though subways in London, England had been operating for a number of years. Stokes’ submissions and letters to Mr. Patterson indicate that the design for expansion and embellishment of the Patterson’s house at the same time he was work on this downtown project and provided a break from the engineering work which was moving slowly. It is noted that Patterson was so pleased, that when the company relocated to Woodstock, Ontario a few years later, that Patterson commissioned Stokes to design the new industrial complex.

## **CONTEXTUAL ELEMENTS**

1078 Major Mackenzie Drive W also contains contextual heritage value, as it occupies a prominent place along the north side of Major Mackenzie. It is a visual reminder along Major Mackenzie Drive of not only Vaughan’s significant agricultural history but also its industrial history being one of the last remnants of the associate Patterson Village and Works. The carpentry and wood trim were produced by the workers of Patterson Village and is a distinct reminder of the level of skill possessed by the workers of the village.

Through the years of decades of admiring the built heritage of the property, descriptions also referenced the trees and gardens. In 1928, a survey of the property was produced, as shown in Figure 6, showing the outline of the “Home Farm” property. On the west side, there is a line of trees from the orchard and then further east, a double line of White Pine trees, planted by Peter Patterson. Peter Patterson also planted the cedar hedge around the kitchen and lawn, and the front lawn cedar hedge still exists, shielding the property from Major Mackenzie Drive traffic. These plantings still provide a frame around the house and carriage house property, as shown on Figure 7 and should be considered to be the western edge of the contributing heritage elements of the property.

The current parameters of the property were created in 1982, through a plan of subdivision. There was briefly another structure to the west of the identified heritage structures, known municipally as 1150 Major Mackenzie Drive West, but the building was demolished in 2014/15. Although field west of the orchard line is part of 1078 Major Mackenzie, it does not contain any known cultural heritage value.

## **SUMMARY OF CULTURAL HERITAGE VALUE**

### **Architectural**

#### **MAIN HOUSE**

- 2-1/2 storey Gothic Carpenter style house with rear and side additions
- Delicate vergeboard and woodwork trimming, located on the south, east and west elevations of the main house, including the ornate scroll work along the soffits of the house and over the windows
- The 1885 verandah
- Circular woodwork decoration in the front verandah over the main entry way
- Steeply pitched roofs, in keeping with Gothic Carpenter style
- All the windows have cultural heritage value, especially the following:
  - The central window of 4 over 4 panes, with 3 paned sides lights on either side which date from 1860 – located on the second floor of the main house, on the south, east and west elevations
  - On the 2nd storey, south elevation, the two windows located on the east and west corners of the southern gable, located slightly lower, also featuring 4 over 4 pane style
  - On the south elevation, the attic window feature a 2 over 3 pane style
  - The larger, floor to ceiling windows located on the west and east side of the house, featuring 4 over 4 pane windows
- The main front entrance is indicated to be one of 3 possible openings along the main floor south elevation. The main entrance way is set within a frame consisting of narrow sidelights and a square transom light.
- The other two openings are glass paned French doors topped with glazed rectangular transom lights.
- The white board and batten cladding present on all parts of the house.

#### **CARRIAGE HOUSE/GARAGE**

- Built originally in 1860, rebuilt and expanded in 1885 after a fire
- 2 and 1/2 stories
- designed in an L-plan
- Clad in board and batten, providing harmony with the house
- Windows feature 6 over 6 pane arrangement with a lancet window at the central gable
- The wide arched doorways at the central gable and to the west with matching wooden doors
- The second floor hayloft door in the central gable that references its previous agricultural use

### **Associative Value**

The property has strong associative ties to the history of Vaughan, York Region and Ontario heritage.

- Peter Patterson and his brothers were the founders of the successful Patterson Bros Company, a company that specialized in agricultural implements and Patterson Village. Peter Patterson was elected Reeve of Vaughan 4 times and elected to the Provincial Parliament 3 times. Even after the Patterson Bros Company was relocated, he, along with his wife Catherine and their children would regularly return to the Patterson property for the summers.
- John T. Stokes was the architect who designed the 1884 remodeling of the house for the Patterson family. Stokes was an early and respected architect and engineer in 19th Century Ontario who worked all around York County and was a founding member of the Canadian Society of Civil Engineers in 1887.
- The Redelmeier family immigrated to Canada in 1939 and purchased the Patterson farm after John D. Patterson's death in 1940. The Redelmeier family has continued to own and care for the property. They have produced award winning sheep and have diversified their agricultural interests across Ontario.

### **Contextual Value**

- The property has significant contextual value as a visible reminder of Vaughan's agricultural and industrial history in the 19th and 20th centuries. The work done on the house was the done by the Patterson workers.
- The view of the house from Major Mackenzie shall be preserved. The current trees do obscure views of the primary façade somewhat, especially in the summer, they also provide a framing element and future alterations on the site shall ensure that there is no permanent built structure that obscures the view of the house from the road.
- It also contains significant cultural heritage landscapes of tree plantings that border and frame the property. the western side of the house the line of orchard trees and the double wind break of white pine trees represents the western border of the contributing elements, as does the treeline to the rear of the property on the north side. The eastern boundary for the concentration of identified heritage attributes is located on the east side of the allee of trees, preserving the driveway access to the house and excluding the eastern gardens.

### **Non-Contributing Elements**

- The most northern addition to the primary house is identified by the Redelmeier family as being a much later addition to the residence. Therefore, while it is sympathetic to the construction as a whole, it is not contributing element to the cultural heritage of the property.
- The cedar hedge is another, relatively recent landscape element that while sympathetic is not a contributing element.
- The front fencing and wall along Major Mackenzie Drive has uncertain provenance and while providing a sympathetic and aesthetic boundary, is not of cultural heritage value.

**Please note that the map that is submitted with this revised description, more specifically outlines the area of Cultural Heritage interest, excluding any potential archaeological areas that may still remain.**

## **Bibliography and Resources**

### Books

A History of Vaughan Township – George Reaman,  
Ontario House Styles: The Distinctive Architecture of the Province's 18<sup>th</sup> and 19<sup>th</sup> Century  
Houses (2004)  
Mikel, Robert

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"John Thomas Stokes, C.E." – The York Pioneer, 1988, Hamer, Ian M, P. Eng  
"Patterson: Family, Firm and Village" – The York Pioneer, 1976, Vol.71, No 1 – by Gail  
Crawford

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"In Search of Peter Patterson" 2012, Ruth Redelmeier, City of Vaughan Archives  
"Living and Working Conditions under Paternalistic Management in an Industrial Company  
Town: Patterson, Ontario 1856-1887" – Dennis DesRivieres, 1982

City of Toronto Archives

Excerpts from the Letterbook of John T. Stokes, C.E., 1884 – City of Toronto Archives, Case No  
S.C. 74

Cultural Heritage Property Files

1078 Major Mackenzie – 1981 Designation Report - Heritage property file

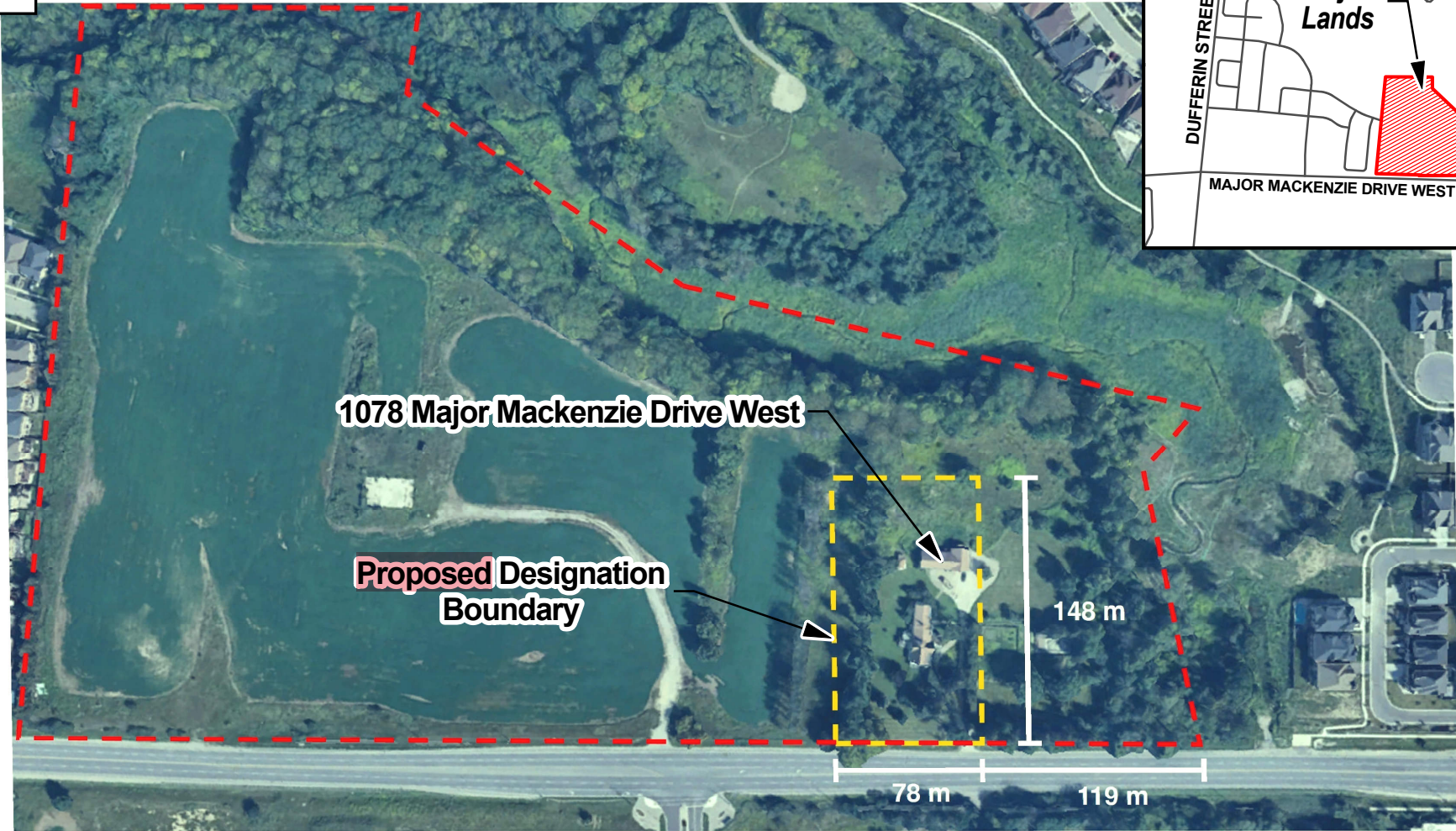
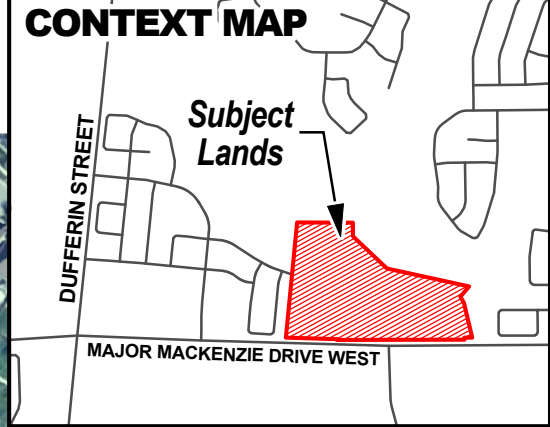
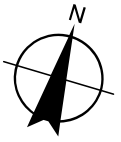
Correspondence of Mr and Mrs Frank Redelmeier with staff– Heritage property file


### Websites

OurOntario.org – Back issues of The Liberal and The York Herald

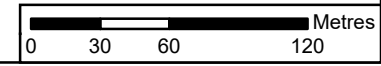
Ontario Land Titles

Lost Toronto



 Subject Lands

 Heritage Designation Boundary



## Location Map

**Location:**  
1078 Major Mackenzie Drive West  
Part of Lot 21, Concession 2



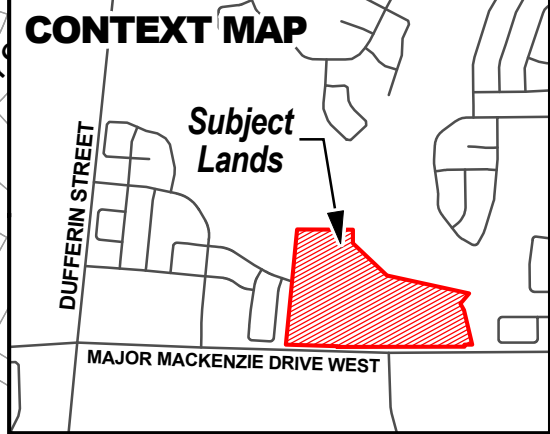
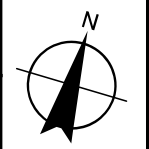
## Attachment

**Date:**  
February 19, 2025

# 2



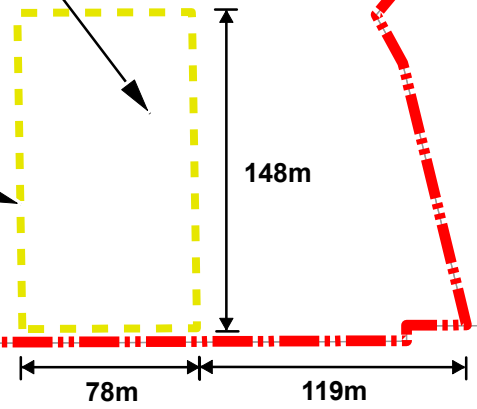




LUCA AVENUE  
LADY KAREN CRESCENT

1078 Major Mackenzie Drive West

Proposed Designation Boundary



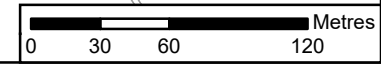
MAJOR MACKENZIE DRIVE

78m 119m

THOMAS COOK AVENUE

FANNING  
MILLS CIRCLE

-  Heritage Designation Boundary
-  Subject Lands



# Location Map

**Location:**  
1078 Major Mackenzie Drive West  
Part of Lot 21, Concession 2



# Attachment

Date:  
February 19, 2025

# 3



## **STATEMENT OF CULTURAL HERITAGE VALUE**

### **BRIEF DESCRIPTION**

ADDRESS: 1078 Major Mackenzie Drive West  
LEGAL: Part 1, Plan 65R-5977; Part of Lot 21, Concession 2  
ROLL: 1928.000.211.06000.0000.

### **OVERVIEW**

The Patterson House has been included on the City of Vaughan's Register of Buildings of Architectural and Historical Value for architectural and historical reasons and is a significant property in Vaughan.

The cultural heritage value of the property known as 1078 Major Mackenzie Drive W meets the criteria set out by the *Ontario Heritage Act* under Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

Building Name: The Peter Patterson House  
Date Built: Circa 1855-60, with later additions in the 1920's -1930's  
Address: 1078 Major Mackenzie Drive W  
Location: North side of Major Mackenzie Drive West, between Bathurst Street and Dufferin Street (use another road)  
Condition: The house is in good to fair physical condition

### **ARCHITECTURAL DESCRIPTION**

#### **HISTORY OF THE HOUSE**

The main house was first built as a 2 storey house between 1855 and 1860 by Peter Patterson who was born in New Hampshire and raised in Westfield, New York, before settling in Canada with his brothers in 1850. Peter Patterson purchased the west half of Lot 21, Concession 2 property in 1853 and in 1859, married Kate (Catherine) E. Haffrey of Richmond Hill, Ontario. Initially, the 1860 structure exhibited several elements of the Gothic style including the steeply pitched roofs, and the gothic arched window in the attic floor on the south elevation. The window sizes, locations and pane pattern have been retained through to the present and contribute significantly to the structure's cultural heritage value.

In 1884, the Patterson family home was expanded and embellished. The rear wing of the house was raised and reroofed, increasing the space for living including a new staircase. Other exterior changes were quite notable – the chimneys were rebuilt, and the house obtained its notable vergeboard and ornate woodwork trim and verandah.

While it's not known who designed the original house, the 1884 alterations were designed by John T. Stokes, one of Ontario's earliest trained architects and engineers. From the August 1884 letters sent by Mr. Stokes to Mr. Patterson, the intent was to improve the house without

having to “tear it up in pieces”. The letters further outline descriptions of the work and measurements, as according to Mr. Stokes, he understood that all of the work – the raising of the roof, the creation of the extensive trimming, was to be done by the Patterson Bros Company carpenters.

The resulting effect was admired in its time and for several years after with several comments focusing on how well the landscape, gardens and structures were combined to make a showpiece home. It is noted that Mr. and Mrs. Patterson continued to stay in the house during the summer even when the Patterson Bros Company was relocated to another Ontario town and remained a part of the Patterson and Maple community. A few months after Mr. Peter Patterson’s sudden passing at the house in 1904, the property was even featured in the Globe’s Illustrated Saturday feature in the fall of that year.

After Mr. Patterson’s passing, Mrs. Patterson continued to visit the property, but the house was not further altered until the 1920’s, when Mrs. Patterson died, and her son John D. Patterson began the work of refurbishing the house. His changes were to add a 1 storey addition to the west gable of the house, and to expand the east addition from the 1870’s into a sunroom. These additions are subordinate to the building and do not detract from the earlier works.

Once John D. Patterson passed in 1940, the property was sold to the Redelmeier family who had recently arrived from Holland. Since its purchase by the Redelmeier family in 1941, it has been well maintained, with only a small addition at the rear of the house a few decades later.

The house is known to be one the best and most intact examples of the “Carpenter Gothic” style in the City of Vaughan and is featured in the book “Ontario House Styles – The Distinctive Architecture of the Province’s 18<sup>th</sup> & 19<sup>th</sup> century home” by Robert Mikel in 2004. The Carpenter Gothic originally rose in popularity in the eastern United States and eastern Canada and the style strongly features wood for framing, cladding and decoration.

## DESCRIPTION OF THE HOUSE

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In 1874 Stokes was chosen by the York County Council from a field of twelve candidates to succeed Silas James as Superintendent of Public Roads, a post which included many architectural and engineering duties. Although his business office was located at the York County Court House on Adelaide Street East in Toronto he continued to reside in Sharon and complete designs for both county engineering works and for private architectural commissions in York County and elsewhere. Stokes was also one of the founding members, with Sir Casimir Gzowski, of the Canadian Society of Civil Engineers in 1887.

In his architectural career, he began advertising his expertise in papers in 1853 and received regular commissions. By 1859 his keen interest in the Gothic Revival style was evident in his distinctive design for the mansion for Joseph Gould at Uxbridge, Ont. This patronage by Gould was significant and led to other important commissions being awarded to Stokes by Gould for the Mansion House Hotel (1872) and the Mechanics Institute (also called the Joseph Gould Institute) in 1886.

In 1884, Stokes was the Resident Engineer for an early Queen Street subway testing system in Toronto (also referenced as the Parkdale Subway in contemporary accounts) and was noted to be frustrated with the progress. By “subway”, it is thought that this likely meant an underpass, even though subways in London, England had been operating for a number of years. Stokes’ submissions and letters to Mr. Patterson indicate that the design for expansion and embellishment of the Patterson’s house at the same time he was work on this downtown project and provided a break from the engineering work which was moving slowly. It is noted that Patterson was so pleased, that when the company relocated to Woodstock, Ontario a few years later, that Patterson commissioned Stokes to design the new industrial complex.

## CONTEXTUAL ELEMENTS

1078 Major Mackenzie Drive W also contains contextual heritage value, as it occupies a prominent place along the north side of Major Mackenzie. It is a visual reminder along Major Mackenzie Drive of not only Vaughan’s significant agricultural history but also its industrial history being one of the last remnants of the associate Patterson Village and Works. The carpentry and wood trim were produced by the workers of Patterson Village and is a distinct reminder of the level of skill possessed by the workers of the village.

Through the years of decades of admiring the built heritage of the property, descriptions also referenced the trees and gardens. In 1928, a survey of the property was produced, as shown in Figure 6, showing the outline of the “Home Farm” property. On the west side, there is a line of trees from the orchard and then further east, a double line of White Pine trees, planted by Peter Patterson. Peter Patterson also planted the cedar hedge around the kitchen and lawn, and the front lawn cedar hedge still exists, shielding the property from Major Mackenzie Drive

traffic. These plantings still provide a frame around the house and carriage house property, as shown on Figure 7 and should be considered to be the western edge of the contributing heritage elements of the property.

The current parameters of the property were created in 1982, through a plan of subdivision. There was briefly another structure to the west of the identified heritage structures, known municipally as 1150 Major Mackenzie Drive West, but the building was demolished in 2014/15. Although field west of the orchard line is part of 1078 Major Mackenzie, it does not contain any known cultural heritage value.

## **SUMMARY OF CULTURAL HERITAGE VALUE**

### **HERITAGE ATTRIBUTES**

**Attributes that convey the property's rare example of rural Carpenter Gothic architecture include:**

- 2-1/2 storey Carpenter Gothic style house with rear and side additions
- Delicate vergeboard and woodwork trimming, located on the south, east and west elevations of the main house, including the ornate scroll work along the soffits of the house and over the windows
- The 1885 verandah
- Circular woodwork decoration in the front verandah over the main entry way
- Steeply pitched roofs, in keeping with Carpenter Gothic style
- Fenestration, including:
  - o The central window of 4 over 4 panes, with 3 paned sides lights on either side which date from 1860 - located on the second floor of the main house, on the south, east and west elevations
  - o On the 2<sup>nd</sup> storey, south elevation, the two windows located on the east and west corners of the southern gable, located slightly lower, also featuring 4 over 4 pane style
  - o On the south elevation, the attic window feature a 2 over 3 pane style
  - o The larger, floor to ceiling windows located on the west and east side of the house, featuring 4 over 4 pane windows
- Main entrance, framed by transom and sidelights
- White board and batten cladding on all parts of the house
- 2-1/2 storey carriage house to rear of main house, including its:
  - o L-plan form
  - o Board and batten cladding
  - o Six-over-six windows
  - o Lancet window at central gable
  - o Wide arched doorways with matching wooden doors
  - o Upper-storey hayloft door in the central gable

**Attributes that convey the property's representation of a "gentleman's farmstead" in Vaughan include:**

- The spatial relationship between the main house and carriage house
- The main house's views and substantial setback from Major Mackenzie Drive, characterized by mature trees that frame and partially obscure the house



- Linear tree-lined driveway east of the house
- Planted linear windbreak west of the house, running northward off Major Mackenzie Drive
- Green screening behind the farmstead buildings, obscuring views of contemporary subdivisions to the north

**Attributes that convey the property's association with the Patterson and Redelmeier families, and with Don Head Farms, include:**

- Its location on the north side of Major Mackenzie Drive, just west of the Don River Valley (East Branch), in the community known as "Patterson".
- The partially obstructed view of the house from Major Mackenzie facing southwards to Major Mackenzie Drive.

**Non-Contributing Elements**

- The most northern addition to the primary house is identified by the Redelmeier family as being a much later addition to the residence. Therefore, while it is sympathetic to the construction as a whole, it is not a contributing element to the cultural heritage of the property.
- The cedar hedge is another, relatively recent landscape element that while sympathetic is not a contributing element.
- The front fencing and wall along Major Mackenzie Drive has uncertain provenance and while providing a sympathetic and aesthetic boundary, is not of cultural heritage value.

**Bibliography and Resources**

Books

A History of Vaughan Township – George Reaman,  
 Ontario House Styles: The Distinctive Architecture of the Province's 18<sup>th</sup> and 19<sup>th</sup> Century Houses (2004)  
 Mikel, Robert

Articles

"John Thomas Stokes, C.E." – The York Pioneer, 1988, Hamer, Ian M, P. Eng  
 "Patterson: Family, Firm and Village" – The York Pioneer, 1976, Vol.71, No 1 – by Gail Crawford

Archival

City of Vaughan Archives, Southbrook Farms Fonds, MG 11  
 "In Search of Peter Patterson" 2012, Ruth Redelmeier, City of Vaughan Archives  
 "Living and Working Conditions under Paternalistic Management in an Industrial Company Town: Patterson, Ontario 1856-1887" – Dennis DesRivieres, 1982

City of Toronto Archives

Excerpts from the Letterbook of John T. Stokes, C.E., 1884 – City of Toronto Archives, Case No S.C. 74

Cultural Heritage Property Files

1078 Major Mackenzie – 1981 Designation Report - Heritage property file  
Correspondence of Mr and Mrs Frank Redelmeier with staff– Heritage property file

Websites

OurOntario.org – Back issues of The Liberal and The York Herald

Ontario Land Titles

Lost Toronto

# Heritage Vaughan Committee Report

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**DATE:** Wednesday, February 19, 2025

**WARD(S):** ALL

**TITLE:** PROPERTIES IN 2024 BROUGHT FORWARD FOR  
CONSIDERATION OF LISTING/DELISTING OR  
DESIGNATION/DEDESIGNATION UNDER THE ONTARIO  
HERITAGE ACT

**FROM:**

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

**ACTION:** FOR INFORMATION

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**Purpose**

To inform the Heritage Vaughan Committee of the properties within the City of Vaughan that were brought forward for Listing/De-listing or Designation/De-designation under the *Ontario Heritage Act* in 2024.

**Report Highlights**

- A summary of the properties that were brought forward to the Heritage Vaughan Committee in 2024 for consideration under the *Ontario Heritage Act*.

**Recommendation**

1. That this Report be received as information.

**Background**

At the November 27, 2024, Heritage Vaughan Committee (HVC) meeting, the Committee adopted a motion requesting staff to prepare semi-annual reports of the properties that were brought forward for consideration of Listing/Delisting or Designation/Dedesignation under the *Ontario Heritage Act*.

## **Previous Reports/Authority**

At the November 27, 2024, HVC meeting, the Committee recommended that staff provide a semi-annual report for information to the Committee listing all properties in the City of Vaughan that were designated by the Heritage Vaughan Committee and that were successfully appealed.

## **Analysis and Options**

As per the Committee's request, Cultural Heritage Staff have prepared a spreadsheet detailing all the properties that were brought forward in 2024 for Listing/De-listing and/or Designation/De-designation in 2024 under the *Ontario Heritage Act* (Attachment 1). In total, 49 properties were brought forward to the HVC for consideration. Of those properties, the following Council decisions were made:

- 26 properties were Designated
- 8 properties were Listed
- 3 properties were deferred indefinitely
- 1 property was pulled
- 6 properties were De-listed or De-designated
- 5 properties were withdrawn

## **Financial Impact**

N/A

## **Operational Impact**

N/A

## **Broader Regional Impacts/Considerations**

N/A

## **Conclusion**

In response to the HVC's request to have staff prepare a compilation of the properties within the City of Vaughan that were recommended for Listing/De-listing or Designation/De-designation under the *Ontario Heritage Act*, a total of 49 properties were brought forward in 2024.

For more information, please contact: Vanessa Lio, Heritage Specialist, 8152.

## **Attachment**

1. Properties in 2024 Brought Forward for Consideration Under the Ontario Heritage Act.

## **Prepared by**



Vanessa Lio, Heritage Specialist, Cultural Heritage Program, Policy Planning and Special Programs, ext. 8152.

Shawn Persaud, Senior Manager, Policy Planning and Special Programs, ext. 8104.

Christina Bruce, Director, Policy Planning and Special Programs, ext. 8231.



Heritage Properties Brought Forward to Council - 2024						
Photograph	Ward	Address	HVC Date Brought Forward	HVC Recommendation	Council Date	Council Decision
	1	11960 Highway 27	19-Jul-23	Proposed Designation	26-Sep-23	Designated
	5	141 Centre Street	19-Jul-23	Proposed Designation	26-Sep-23	Deferred Indefinitely
	1	6181 Major Mackenzie Drive	20-Sep-23	Proposed Designation	17-Oct-23	Designated
	1	10180 Pine Valley Drive	25-Oct-23	Proposed Designation	12-Dec-24	Designated
	1	10533 Keele Street	25-Oct-23	Proposed Designation	12-Dec-23	Designated
	1	30 Stegman's Mill Road	25-Oct-23	Proposed Designation	12-Dec-23	Withdrawn
	2	46 Monsheen Drive	25-Oct-23	Proposed Designation	12-Dec-23	Designated
	2	8399 Kipling Avenue	25-Oct-23	Proposed Designation	12-Dec-23	Designated
	1	11151 Weston Road	22-Nov-23	Proposed Designation	30-Jan-24	Withdrawn
	1	11511 Weston Road	22-Nov-23	Proposed Designation	30-Jan-24	Designated
	4	1050 Rutherford Road	22-Nov-23	Proposed Designation	30-Jan-24	Designated
	4	1078 Major Mackenzie Drive	22-Nov-23	Proposed Designation	30-Jan-24	Designated
	2	6701 Highway 7	31-Jan-24	De-Listing due to fire on March 29, 2023	26-Mar-24	De-Listed
	4	7894 Dufferin Street	31-Jan-24	Proposed Designation	26-Mar-24	Designated






LEGEND	
	Designated
	Listed
	Deferred Indefinitely
	Pulled
	De-Listed/De-designated
	Withdrawn

TOTALS	
•	26 Designated
•	8 Listed
•	3 Deferred Indefinitely
•	1 Pulled
•	6 De-Listed/De-Designated
•	5 Withdrawn

	4	7961 Jane Street	31-Jan-24	Proposed Designation	<a href="#">26-Mar-24</a>	Withdrawn
	1	9520 Jane Street	31-Jan-24	Proposed Designation	<a href="#">26-Mar-24</a>	Designated
	1	10 Ontario Street	31-Jan-24	Proposed Designation	<a href="#">26-Mar-24</a>	Listed
	4	271 Valley Vista Drive	28-Feb-24	Proposed Designation	<a href="#">26-Mar-24</a>	Withdrawn
	1	11244 Keele Street	28-Feb-24	Proposed Designation	<a href="#">26-Mar-24</a>	Deferred Indefinitely
	4	8785 Dufferin Street	28-Feb-24	Proposed Designation	<a href="#">26-Mar-24</a>	Designated
	1	7230 Nashville Road	28-Feb-24	Proposed Designation	<a href="#">26-Mar-24</a>	De-Designated and Demolished
	1	10831 Jane Street	13-Mar-24	Proposed Listing	<a href="#">22-Apr-24</a>	Listed
	1	10841 Jane Street	13-Mar-24	Proposed Listing	<a href="#">22-Apr-24</a>	Listed
	1	10891 Jane Street	13-Mar-24	Proposed Listing	<a href="#">22-Apr-24</a>	Listed
	1	10915-10921 Jane Street	13-Mar-24	Proposed Listing	<a href="#">22-Apr-24</a>	Listed
	1	10945 Jane Street	13-Mar-24	Proposed Listing	<a href="#">22-Apr-24</a>	Listed
	1	10953 Jane Street	13-Mar-24	Proposed Listing	<a href="#">22-Apr-24</a>	Listed
	1	10967 Jane Street	13-Mar-24	Proposed Listing	<a href="#">22-Apr-24</a>	Listed
	1	8274 Islington Avenue	27-Mar-24	De-Listing	<a href="#">22-Apr-24</a>	De-Listed and Demolished



	1	8286 Islington Avenue	27-Mar-24	De-Listing	22-Apr-24	De-Listed and Demolished
	2	5670 Steeles Avenue West	27-Mar-24	Proposed Designation	29-Oct-24	Designated
	2	7303 Islington Avenue	27-Mar-24	Proposed Designation	29-Oct-24	Designated
	2	7365 Martin Grove Road	27-Mar-24	Proposed Designation	29-Oct-24	Designated
	1	1560 King-Vaughan Road	11-Apr-24	Proposed Designation	22-May-24	Designated
	1	2480 Kirby Road	11-Apr-24	Proposed Designation	22-May-24	Withdrawn
	1	11424 Jane Street	24-Apr-24	De-Listing	22-May-24	De-Listed
	1	4660 Kirby Road	24-Apr-24	De-Listing	22-May-24	De-Listed and Demolition
	1	2057 Major Mackenzie Drive	24-Apr-24	Proposed Designation	22-May-24	Designated
	2	65 Royalpark Way	24-Apr-24	Proposed Designation	22-May-24	Designated
	4	8733 Keele Street	24-Apr-24	Proposed Designation	22-May-24	Designated
	4	8795 Keele Street	24-Apr-24	Proposed Designation	22-May-24	Designated
 	5	91 Thornhill Woods Drive	29-May-24	Proposed Designation	25-Jun-24	Designated
	1	12195 Highway 27	29-May-24	Proposed Designation	25-Jun-24	Designated
	1	12000 Pine Valley Drive	29-May-24	Proposed Designation	25-Jun-24	Designated

	2	6335 Rutherford Road	11-Jun-24	Proposed Designation	<a href="#">24-Sep-24</a>	Deferred Indefinitely
	1	10090 Huntington Road	11-Jun-24	Proposed Designation	<a href="#">24-Sep-24</a>	Designated
	2	246 Wigwoss Drive	27-Jun-24	Proposed Designation	<a href="#">24-Sep-24</a>	Designated
	1	11420 Huntington Road	27-Jun-24	Proposed Designation	<a href="#">24-Sep-24</a>	Designated
	1	6120 King-Vaughan Road	23-Oct-24	Proposed Designation	<a href="#">19-Nov-24</a>	Pulled

# Heritage Vaughan Committee Report

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**DATE:** Wednesday, February 19, 2025

**WARD(S):** ALL

**TITLE:** VAUGHAN DESIGNATED HERITAGE PROPERTY PILOT GRANT PROGRAM

**FROM:**

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

**ACTION:** FOR INFORMATION

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**Purpose**

To update the Heritage Vaughan Committee on the Council approved Vaughan Designated Heritage Property Pilot Grant Program.

**Report Highlights**

- The Vaughan Designated Heritage Property Pilot Grant Program maintains a grant amount of \$100,000 per year.
- The Pilot Grant Program will be implemented for a minimum of two (2) years.
- Applicants can submit proposals for a one-time per year grant funding of up to \$10,000 covering 50% of the cost of eligible work.
- The review of all grant applications will be undertaken by Cultural Heritage staff in consultation with the Heritage Vaughan Committee.
- Staff will provide a report to Council annually detailing the results of the program, the lessons learned and seek Council direction regarding the potential continuation and/or modification of the program.

**Recommendation**

1. That the Heritage Vaughan Committee receive this Report as information.

## **Background**

On October 9, 2024, Staff presented the Vaughan Designated Heritage Property Pilot Grant Program to Committee of the Whole (Working Session) to seek direction on details of the Program. Council provided comments with regards to the amount, creating different categories for commercial properties and residential properties, potential donations vs. fines under municipal by-law, and delegation authority.

On November 12, 2024, Staff presented a second report on the Pilot Grant Program to Committee of the Whole (2) and received approval from Council to proceed with the program as outlined in the extract from the Council meeting minutes.

## **Previous Reports/Authority**

[EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2024](#), Item 2, Report No. 34 of the Committee of the Whole (Working Session).

[EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 19, 2024](#), Item 5, Report No. 39 of the Committee of the Whole 2.

## **Analysis and Options**

The By-law to establish a Designated Heritage Property Grant Pilot Program, as per Recommendation #2 from the November 19, 2024, Committee of the Whole (2) Report is currently being prepared by City legal staff and will be presented to Council in Q1 of 2025.

Cultural Heritage staff will be working to formally launch the new Vaughan Designated Heritage Property Pilot Grant Program through Q1 of 2025 now that Council approval has been given. This will include a dedicated webpage for the Program that will aid in informing and educating residents and potential applicants, notification to all eligible property owners and a process for the intake of applications in line with the approved City of Vaughan Designated Heritage Property Grant Program Guidelines (see Attachment 1 from the November 19, 2024, Committee of the Whole (2) Report).

## **Financial Impact**

The program maintains an initial fund of \$100,000 for 2025 and an additional \$100,000 for 2026 all from tax revenue.

## **Operational Impact**

The new Vaughan Designated Heritage Property Pilot Grant Program will require significant staff time to get the program launched and then a moderate amount of staff resources for the maintenance of the Program going forward.

## **Broader Regional Impacts/Considerations**

There are no broader Regional impacts or considerations.

## **Conclusion**

The new Vaughan Designated Heritage Property Pilot Grant Program provides assistance to heritage property homeowners to maintain and restore their property and aligns with the Council's Strategic Priorities by working to preserve resources and features of cultural heritage value in order to foster community well-being.

For more information, please contact Shawn Persaud, Senior Manager, Policy Planning and Special Programs, ext. 8104.

## **Prepared by**

Shawn Persaud, Senior Manager, Policy Planning and Special Programs, ext. 8104.  
Christina Bruce, Director, Policy Planning and Special Programs, ext. 8231.