

Heritage Vaughan Committee Report

DATE: Wednesday, July 24, 2024

WARD: 2

TITLE: TEMPORARY RELOCATION OF JOHN FLEMING HOUSE,
LISTED UNDER PART IV, LOCATED AT 9151 HUNTINGTON
ROAD, WOODBRIDGE

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek Heritage Vaughan Committee's support and recommend to Council approval for the proposed relocation of the John Fleming House to a temporary location on the property (see Attachment 1 for existing location), until such time as the building will be permanently relocated and rehabilitated for a new compatible use at a later date. This first phase was reviewed as part of the Heritage Easement Agreement signed May 9, 2022 (see Attachment 4). The subject property is located at 9151 Huntington Road and Listed in 2016 on the City Register under the *Ontario Heritage Act*.

Report Highlights

- The Owner is proposing a temporary relocation of the John Fleming House at 9151 Huntington Road.
- The subject property was listed by City Council in 2016 and was built circa 1850 for John Fleming; a Heritage Easement Agreement was signed on May 9, 2022.
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff is recommending approval of the proposal as it conforms with the policies of the Vaughan Official Plan.

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed temporary relocation of the John Fleming House at 9151 Huntington Road under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
- b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
- c) That the Owner submits Building Permit stage architectural and structural engineering drawings and specifications outlining the relocation, and Building Condition report following the relocation, to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

Background

Anatolia Block 59 Developments Limited is in the building phase for a new industrial development on the property at 9151 Huntington Road. The original farmhouse on the subject property – the John Fleming House (ca.1850) – has been assessed to be of Cultural Heritage Value and Interest to the City by a Cultural Heritage Impact Assessment performed by Golder and Associates Ltd (March 2020 – see Attachment 6). As a condition of Draft Plan of Subdivision approval (File No. 19T-18V011), Anatolia Block 59 registered a Heritage Easement on the property with an undertaking to conserve the John Fleming House by moving it to a suitable location elsewhere on the property, and to rehabilitate it for future re-use.

Upon relocation and rehabilitation, the John Fleming House will be designated under Part IV of the *Ontario Heritage Act*. This property was Listed on the City of Vaughan's Register of Properties of Cultural Heritage Value in 2016.

Previous Reports/Authority

Heritage Easement Agreement, 9 May 2022 (see Attachment 4)
[Heritage Vaughan September 2020 presentation](#)
[Committee of the Whole Report #47, 21 October 2020](#)

Analysis and Options

Anatolia Block 59 Developments Inc has committed to conserve the John Fleming House by:

- not demolishing the building.
- moving it to satisfy requirements of other Authorities having jurisdiction.
- moving the building to a location on site which permits its preservation.
- restoring as best as possible its Heritage Attributes as listed in the Heritage Easement registered on title.
- permitting its re-use.

The Owner has engaged in preliminary phased conservation works aimed at preserving and rehabilitating the existing Heritage Resource on the subject property as outlined in the 2020 CHIA report. The completed work consists of the following:

- demolished the existing barn and three outbuildings, due to advanced structural state of dilapidation.
- stabilized the Main Block, East Wing, and South Addition of the house to the NW corner of the lot on the property.
- thoroughly documented the existing conditions of the property and building complex through extensive photography and architectural drawings.
- created physical barriers, using concrete traffic barriers or bollards, around the Heritage Resource to prevent accidental damage from heavy equipment and machinery operating on the rest of the adjacent lands.
- provided continuous ground vibration monitoring to ensure foundation and structural integrity of the Heritage Resource.
- prepared a Heritage Conservation Plan detailing the conservation treatment, required actions and trades depending on treatment and an implementation schedule to maintain the Heritage Resource prior to relocation.
- prepared a Heritage Conservation Plan detailing the restoration and rehabilitation process for its future adaptive reuse after relocation.

The Owner proposes to relocate the Main Block and the East Wing and demolish the South Addition and the chimneys as a viable and functional effort towards the preservation and conservation of the building, and for its future preparation for adaptive reuse. A comprehensive structural engineering report outlining the feasibility of this relocation, and its possible impact on the structural integrity of the building is attached (see Attachment 3).

All new development must conform to the policies and guidelines within the City of Vaughan Official Plan. The following is an analysis of the proposed development according to City of Vaughan Official Plan 2010.

6.1.2.1. To maintain a Register of Cultural Heritage Resources (the Heritage register) pursuant to the Ontario Heritage Act that identifies properties that are of cultural heritage value. These properties have been identified by:

- a. designation under Parts IV or V of the Ontario Heritage Act;*
- b. protection through a heritage easement, entered under the Ontario Heritage Act;*
- c. recognition by Council as having cultural heritage value;*
- d. recognition by the Ontario Minister of Culture as a Provincial Heritage Property under Part III of the Ontario Heritage Act;*
- e. or designated by the National Historic Sites and Monuments Board as a National Historic Site.*

Anatolia Block 59 Developments Limited entered into a Heritage Easement Agreement with the City of Vaughan on May 9, 2022. The John Fleming House was registered on the Listing of Significant Heritage Structures (LSHS) with the City in 2016 and was recognized as having cultural heritage significance. Following the relocation of the house, it will be designated under Part IV of the *Ontario Heritage Act*.

6.2.2.7. To explore all options for on-site retention of heritage buildings and landscape features on designated heritage properties before resorting to relocation. The following alternatives be given due consideration in order of priority:

- a. on-site retention in the original use and integration with the surrounding or new development;*
- b. on-site retention in an adaptive re-use;*
- c. relocation to another site within the same development;*
- d. And relocation to a sympathetic site within the city.*

Anatolia has committed to on-site retention of the John Fleming House and will be relocating the building to another site within the same development (at the intersection of the proposed Anatolian Drive and John Lawrie Road – refer to pp.30 and 31 of Attachment 2), which will then prepare it for an adaptive re-use by leasing it for potential office space. The relocation is set to happen in two phases, with phase one being a temporary storage location for the Main Block and the East Wing, and phase two being a final building relocation to be determined upon development of a site plan.

Financial Impact

There are no requirements for new funding associated with this report.

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

There are no broader regional impacts or considerations.

Conclusion

The Urban Design and Cultural Heritage Division of the Development Planning Department is satisfied with the proposed work which conforms to the policies and guidelines within the Vaughan Official Plan. Accordingly, staff can support Council approval of the proposed temporary relocation of the John Fleming House at 9151 Huntington Road under the *Ontario Heritage Act*.

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

Attachments

1. 9151 Huntington Road – Location Map.
2. 9151 Huntington Road – Conservation Plan for Heritage Resource 2024.
3. 9151 Huntington Road – Relocation Feasibility Report 2023.
4. 9151 Huntington Road – Heritage Easement Agreement 2020.
5. 9151 Huntington Road – Photos of House and Site.
6. 9151 Huntington Road – Cultural Heritage Impact Assessment 2020.

Prepared by

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