

Heritage Vaughan Committee Report

DATE: Wednesday, September 16, 2020

WARD(S): 1

TITLE: PRESERVATION AND REHABILITATION OF THE JOHN FLEMING HOUSE, LISTED UNDER PART IV, LOCATED AT 9151 HUNTINGTON ROAD

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To seek from Heritage Vaughan Committee a recommendation to approve an application to relocate the John Fleming House to a commercial lot on the northwest corner of the property, and to rehabilitate the building for a new compatible use. The use will be determined at a later date as part of the review of a future Site Development application. The subject property is located at 9151 Huntington Road and listed under Part IV of the *Ontario Heritage Act*.

Report Highlights

- The Owner is seeking from Heritage Vaughan a recommendation to approve an application to relocate, rehabilitate and preserve the John Fleming House
- The proposed works are consistent with, and conform to the guidelines set out in the *Ontario Heritage Act* and the *Standards and Guidelines for the Conservation of Historic Places in Canada*
- Cultural Heritage Staff supports approval of the application
- Heritage Vaughan review and Council Approval is required under the *Ontario Heritage Act*

Recommendation

That Heritage Vaughan Committee recommend THAT Council approve the application to relocate, rehabilitate and preserve the existing building located at 9151 Huntington Road under Section 27 of *Ontario Heritage Act*, subject to the following conditions:

- a) Any significant changes to the application by the Owner may require reconsideration by the Heritage Vaughan Committee, to be determined at the discretion of the Acting Deputy City Manager, Planning and Growth Management.
- 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 submit completed Archaeological Assessments Reports, Archaeological Clearance letters, and all other required reports and drawings necessary for the actual relocation of the building for Cultural Heritage Staff review prior to submission for earthworks, demolitions, or building permits as part of the Site Development application stage to the satisfaction of the Development Planning Department.
- d) That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.
- e) That the Owner enter into a Heritage Easement Agreement and provide securities in the form of a Letter of Credit for the relocation and rehabilitation of the John Fleming House to the satisfaction of the Development Planning Department.

Background

Lot 15, Concession 9 originally was a 'Crown' reserve property until it was taken over by the Canada Company, an organization that purchased farmland formerly reserved for the Crown to sell to prospective settlers in the area in 1831. In 1835, Archibald Patterson transferred the property to his son William Patterson, who in turn sold the entire 100 acres to John Fleming in 1844. It is likely the Fleming house was constructed prior to 1854; the 1861 Canada Census list the Fleming family as living in a 'two-storey brick home'. The Fleming family continued to own the property until April of 1909 when abstract index to deed records show that William Fleming sold the 100 acres to James H. and George T. Wood. By the 1940s, members of the Elder family obtained portions of the property, subsequently subdivided into lots. Members of the Elder family owned portions of the lot through the 1950s. However, the existing landscape appears to have seen little change since the construction of the Fleming House in the mid-1850s.

In September 2018, Anatolia Capital Corporation (ACC) retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Impact Assessment (CHIA) for the property at 9151 Huntington Road, part of the west half of Lot 15, Concession 9. ACC is proposing to develop the property for two large industrial buildings with associated access roads, parking lots, and landscaping. ACC proposes to maintain the John Fleming House in its current location and relocate it to a future commercial block at the northwest corner of the property (shown on Attachment 3) within a 5 to 10-year timeline. The adaptive reuse function of the building will be determined through a future Site Development application.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Owner proposes to develop a large area of land including the subject property at 9151 Huntington Road, part of the broader Block 59 development plan (shown on Attachment 3). The Owner seeks to engage in phased conservation works aimed at preserving and rehabilitating the existing Heritage Resource on the subject property as outlined in the CHIA report. The work will consist of the following phases:

1. Demolish the existing barn and three outbuildings, due to advanced structural state of dilapidation.
2. Stabilize the Main Block, East Wing, and South Addition of the house to the NW corner of the lot on the property.
3. Rehabilitate the John Fleming House for a new compatible use.

The Owner proposes Phases 1 & 2 (above) will be immediate, whereas Phase 3 will be deferred to 5 -10 years. In the interim, between the demolition and site clearance phase and the subsequent relocation and rehabilitation phase, the Owner proposes the following “short term” (under 5 years) solutions:

- a. thoroughly document the existing conditions of the property and building complex through extensive photography and architectural drawings;
- b. create a physical barrier, using concrete traffic barriers or bollard, around the Heritage Resource to prevent accidental damage from heavy equipment and machinery operating on the rest of the adjacent lands;
- c. provide continuous ground vibration monitoring to ensure foundation and structural integrity of the Heritage Resource;
- d. prepare 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; and
- e. prepare a Heritage Conservation Plan detailing the restoration and rehabilitation process for its future adaptive reuse after relocation.

The Owner has submitted for review and approval an updated Cultural Heritage Impact Assessment (CHIA) report to outline the history of the site and its ownership, together with photographic and drawing documentation of the existing conditions of the Heritage Resource on the subject property. In addition, the report also includes a section on Cultural Heritage Value or Interest (CHVI) to identify the value and condition of the Heritage Resource as evaluated against the criteria set out in the *Ontario Regulation 9/06* under the *Ontario Heritage Act*.

The Owner proposes to relocate the Main Block, East Wing, and South Addition as a viable and functional effort towards the preservation and conservation of the building, and for its future preparation for adaptive reuse. Staff recommends a comprehensive structural engineering report be prepared and submitted for review, outlining the feasibility of this relocation, and its possible impact on the structural integrity of the building.

The Owner will be required to enter into a Heritage Easement Agreement and provide securities in the form of a Letter of Credit for the restoration, relocation, and rehabilitation of the John Fleming House to the satisfaction of the Development Planning Department.

Financial Impact

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

Broader Regional Impacts/Considerations

There are no broader Regional impacts or considerations.

Conclusion

The Development Planning Department is satisfied the proposed works conforms to the policies and guidelines within the *Ontario Heritage Act* and the *Ontario Regulation 9/06* pertaining to the maintenance and eventual relocation of the John Fleming House for future adaptive reuse. Accordingly, staff supports Heritage Vaughan Committee recommendation to Committee of the Whole for approval of the application to demolish the elements identified not to be retained on the subject property at 9151 Huntington Road, and for the retention and rehabilitation of the John Fleming House under the *Ontario Heritage Act*.

For more information, please contact Nick Borcescu, Senior Heritage Planner, ext. 8191

Attachments

Attachment 1 – 9151 Huntington_Location Map

Attachment 2 – 9151 Huntington_Cultural Heritage Impact Assessment

Attachment 3 – 9151 Huntington_Site Plan

Attachment 4 – 9151 Huntington_Block 59 Plan

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