

Heritage Vaughan Committee Report

DATE: Wednesday, September 16, 2020

WARD(S): 1

**TITLE: PRESERVATION AND REHABILITATION OF THE HENRY
BURTON HOUSE, LISTED UNDER PART IV, LOCATED AT 8811
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 Main Block of the Henry Burton House to a lot on the property of sufficient size to ensure its long-term sustainability and conservation as a valued built heritage resource, and to rehabilitate it 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 8811 Huntington Road and listed under Part IV of the *Ontario Heritage Act*.

Report Highlights

- The Owner is seeking approval of an application to relocate and rehabilitate and preserve the Main Block of Henry Burton House
- The proposed works are consistent 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*
- 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 and rehabilitate the Main Block of Henry Burton House located at 8811 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 & 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 to relocate the building to the satisfaction of Cultural Heritage Staff 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 Henry Burton House to the satisfaction of the Development Planning Department.

Background

The property at 8811 Huntington Road is listed as a heritage property on the City of Vaughan Heritage Inventory. In 1833 Henry Burton obtained the 100 acres comprising the west half of Lot 13 Concession 9 from the Crown and lived on the property as the sole listed owner on the Land Registry records and maps for decades. Henry built a log home for the family 'about twenty rods in from the road'. Later a larger home and barn were built east of the Humber River, and later a brick addition with a fireplace, pantry, and two second-storey bedrooms was added prior to 1909 (Elder's Mills W.I. Tweedsmuir Committee 2000:68) (Figure 3).

Based on the current fieldwork at the property, it is determined that the current residence is this second log cabin with a brick addition, constructed by Henry Burton sometime after 1833, and likely prior to the mid-1800s based on the riven, or hand-split, lath. Henry Burton died in 1881, and the 100 acres were transferred to his son, Robert

Burton. Due to Henry Burton's extended ownership of the property between 1833 and 1881, it is likely that the house was built by or for Henry and his family.

Between 1947 and 1956, portions of the property were undertaken by a by-law from the Township of Vaughan's subdivision control, but no amount of money was recorded as changing hands. In 1961, Robert E. Burton and his wife Mary granted the land to Catherine A. MacPherson for '\$1 etc.' for all 100 acres. The 1963 topographic map of the region shows the property as consisting of several small buildings including a barn, two outbuildings, and a residence in the location of the present house. By 1972, the topographic map indicates the residence and only two outbuildings, including a barn and a smaller structure in the approximate location of the current structure between the residence and the barns. According to the previous report on the property, this barn burned down in the 1960s and was replaced by the current barns and outbuildings.

In September 2018, Anatolia Capital Corporation (ACC) retained Golder Associates Ltd. (Golder) to conduct a Cultural Heritage Impact Assessment (CHIA) for the property at 8811 Huntington Road. ACC proposes to develop the property for three large industrial structures with associated access, parking lots and landscaping as part of the Block 59 development (as shown on Attachment 5). The adaptive reuse function of the Henry Burton House will be determined through the review of the development applications.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Owner proposes to develop a large area of land within Block 59 that includes the subject property at 8811 Huntington Road. As part of the broader development plan, 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 East Wing and South Addition of the building complex, due to structural and architectural deficiencies.
2. Demolish the South and North outbuildings and the South and North barns.
3. Stabilize and relocate the Main Block of the Henry Burton House to a lot on the property of sufficient size to ensure its long-term sustainability and conservation.
4. Rehabilitate the Henry Burton House for a new compatible use.

The Owner proposes Phases 1 & 2 (above) will be immediate, whereas Phases 3 & 4 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 including:

- 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; and
- d. prepare a Heritage Conservation Plan detailing the conservation treatment, required actions and trades depending on treatment, and an implementation schedule to conserve Heritage Resource prior to, during, and after relocation.

The Owner has submitted for review and approval by Cultural Heritage Staff 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* (as shown on Attachment 2).

Lastly, the Owner provided a comprehensive Structural Report (Attachment 4) to outline and provide an analysis of the current structural conditions of the building complex, concluding with a recommendation on the preservation and stabilization of the Heritage Resource (to be retained after surrounding wings and ancillary buildings demolitions). The report recommends the relocation of the Main Block of the Henry Burton House as a viable and functional effort towards the preservation and conservation of the building, and for its future preparation for adaptive reuse, to be determined at a later time as part of Site Plan Approval.

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 Henry Burton 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 application for the proposed works conforms to the policies and guidelines within the *Ontario Heritage Act* and the *Ontario Regulation 9/06* pertaining to the stabilization, preservation, and eventual relocation of the Henry Burton 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 8811 Huntington Road, and for the retention and rehabilitation of the Henry Burton House under the *Ontario Heritage Act*.

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

Attachments

Attachment 1 – 8811Huntington_Location Map
Attachment 2 – 8811Huntington_Cultural Heritage Impact Assessment
Attachment 3 – 8811Huntington_Site Plan
Attachment 4 – 8811Huntington_Structural Review Report
Attachment 5 – 8811Huntington_Block 59 Plan

Prepared by

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