

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014

Item 10, Report No. 10, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 18, 2014.

**10 REQUEST TO DESIGNATE UNDER THE ONTARIO HERITAGE ACT
 229 PINE GROVE ROAD
 WARD 2**

The Committee of the Whole recommends:

- 1) That this matter be referred back to Heritage Vaughan to allow the applicant to make a deputation to the Committee;**
- 2) That Confidential Communication C18, be received; and**
- 3) That the deputation of Mr. Edwin Rowse, C. C. A. Architects Inc., St. Mary Street, Toronto, be received.**

Recommendation

The Commissioner of Planning provides the following recommendation on behalf of the Heritage Vaughan Committee:

1. That Council state its intention to designate the property at 229 Pine Grove Road, under Part IV, Section 29 of the *Ontario Heritage Act*, including publication of the Notice of Intention to Designate in the form and content as attached; and,
2. That Council direct Planning and Cultural Services staff to continue to consult with the subject property owner and its representatives on the designation process to facilitate and coordinate with its development application.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, Objective 4.1:

- To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.

Economic Impact

There is no economic impact associated with this request.

Communications Plan

All Heritage Vaughan Committee agenda items and reports related to committee meetings are circulated to relevant City departments, applicants and their representatives. Committee meeting reports are also posted on the City's website.

Purpose

The purpose of this report is for Council to consider Heritage Vaughan's recommendation to designate under Part IV, Section 29 of the *Ontario Heritage Act*, the structure at 229 Pine Grove Road.

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Background - Analysis and Options

Heritage Vaughan Committee and its Statutory Advisory Role

Heritage Vaughan committee is a statutory advisory committee to Council and is mandated to make recommendations to Council as it relates to matters under the *Ontario Heritage Act*. This includes recommendations related to designated heritage property (Part IV or Part V) of the Act (i.e. the alteration, demolition or removal of designated property) or to recommend the designation of property under the said Act.

Demolition Request of 229 Pine Grove Road

The subject property is part of a development application (Official Plan and Zoning Amendments) submitted to the Planning Department and circulated to Cultural Services for comment. The new development proposed for the site does not include the retention of the heritage structure. Cultural Services staff identified in comments on the file that the structure at 229 Pine Grove Road was on the City's heritage inventory. After discussion with the applicant/owner, they advised staff they would like to pursue the consideration of the demolition of the building at 229 Pine Grove Road by Heritage Vaughan Committee.

At the January 22, 2014 Heritage Vaughan meeting, the Committee reviewed the architectural, historical and contextual summary of the building at 229 Pine Grove Road and passed a recommendation for Council's consideration to designate the building under Part IV of the *Ontario Heritage Act*.

On January 30, 2014, Cultural Services staff received a letter from the property owner's representative stating their intention to pursue demolition of the subject property.

Criteria for Designation under the *Ontario Heritage Act* – Ontario Regulation 9/06

Ontario Regulation 9/06 establishes the criteria for determining cultural heritage value or interest and for designation of under Part IV of the *Ontario Heritage Act*. The criteria categories for determining cultural heritage value are design/physical, historical/associative and contextual value. A building may only meet the requirements of one of the three categories to be eligible for designation under the Act. A summary the cultural heritage value of the structure at 229 Pine Grove Road is found in more detail in the attachment to this report and summarized below:

Design/Physical Value

1. The property has design value or physical value because it is a unique example of a style of the era expressed in its proportions, composition, materials and construction that place it as surviving example of cultural interest in Vaughan of a patterned concrete block, Edwardian foursquare style home linked to the mail order catalogue of the Sears Roebuck Company.

Historical/Associative Value

2. The property and house has historical and associative value to the community as follows:
 - a. It was the home of Frederick W. (Fred) Hicks who was the postmaster and general store and mill owner of Pine Grove. The mill was the catalyst for the development of the Pine Grove and later the Woodbridge area. Fred Hicks was a business man under whom successful operation of the mill persevered through the years under his charge and ownership, which included the uncertain years after the First World War and the depression of the 1920's.

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- b. The property and house has the potential to yield information that contributes to an understanding of the community, the former hamlet of Pine Grove. Pine Grove has been altered and little is left of the small community. Not currently a dominant historical area/streetscape, however, the retention of the building may be considered important in maintaining what is left of the former community. Historical records show the building in its original location and context. The hamlet was established as part of the milling industry. Therefore the milling industry and the river valley landscape at this location are inextricably connected as they give context to one another in terms of the history of human settlement in the area. The building is part of this historical context and landscape.
- c. The house was the most modern home in Pine Grove at the time of its construction, a reflection of the latest ideas regarding attainable, modern housing of the time and status of the mill owner and postmaster of the hamlet in 1911.

Contextual/Community Value

- 3. The property has contextual value and it is physically, visually and historically linked to its surrounding landscape. The miller's house is located next to the mill site, on a ravine that overlooks the river that powered the mill operations on the whole or in part until 1946. The miller's house is one of the few remaining pieces of built fabric of the community that links it to its historical origins. It is featured in a number of postcards of the Pine Grove hamlet from the beginning of the 20th century.

Relationship to Vaughan Vision 2020/Strategic Plan

This report supports the Vaughan Vision 2020 initiative of **Service Excellence**, specifically to "Demonstrate Excellence in Service Delivery" and to "Preserve our Heritage and Support Diversity, Arts and Culture".

The findings and recommendations are consistent with City of Vaughan policies and practices and factor the results of consultation with the Heritage Vaughan Committee and analysis of the proposal described in this report.

Regional Implications

None.

Conclusion

Staff is bringing forward Heritage Vaughan's recommendation for Council's consideration. Council's decision on the matter will be final. Should Council find merit in the recommendation by Heritage Vaughan Committee to designate the structure, staff will proceed with the designation process of the building under the *Ontario Heritage Act*. This includes the publication of a Notice of Intention to Designate (as per Attachment 2) and the communication of Council's intent to designate this building to the property owner and the Ontario Heritage Trust. Should objections to the designation be received to the City, the matter may be referred to a Conservation Review Board for deliberation.

Attachments

- 1. Design/Physical, Historical and Contextual Summary of 229 Pine Grove Road.
- 2. Draft Notice of Intention to Designate
- 3. Location Map of Building
- 4. Zoning Map of Subject Property

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)