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D. Menard

<b>TO:</b>	<b>CHAIR AND MEMBERS BUILT AND NATURAL ENVIRONMENT COMMITTEE PUBLIC PARTICIPATION MEETING ON MONDAY, NOVEMBER 28, 2011; 5:45P.M.</b>
<b>FROM:</b>	<b>J. M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>DEMOLITION APPLICATION LIAHN FARMS LTD. 254 GIDEON DRIVE</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Director, Land Use Planning and City Planner, with the advice of the Heritage Planner, that this report **BE RECEIVED** and the following actions **BE TAKEN** with respect to the application by LIAHN FARMS LTD. to demolish the residential structure and farm buildings located at 254 Gideon Drive:

- A. That the Chief Building Officer **BE ADVISED** that the municipal Council has no objection to the demolition of the residence and outbuildings located at 254 Gideon Drive; and
- B. That the owner be asked to salvage any heritage elements on the property that may be suitable for reuse elsewhere.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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None

<b>BACKGROUND</b>
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254 Gideon Drive is a clad frame one and one half storey Ontario farmhouse built in the gothic revival style c.1860 -70 with later additions. It is located at the southeast corner of Gideon Drive and Woodhull Road. (Appendix 1) The residence was damaged by fire in 2010. It has been identified as a Priority 2 structure on the *Inventory of Heritage Resources*. The zoning on this property currently is AG2.

An application for its demolition was submitted on October 20. The owner has indicated that the future use of the site is to return the land on which the buildings are sited to agricultural production.

As a listed property, municipal Council should make a determination within 60 days from receipt of the notice of intention to demolish as to whether to approve a demolition request or, alternatively, to issue a notice of intent to designate the property as such notice voids any demolition permit until a designation decision is finalized. To assist Council, the Advisory Committee on Heritage must be consulted and there must be opportunity for public comment at a public participation meeting of the Built and Natural Environment Committee.

The *Inventory of Heritage Resources* suggests that Priority 2 structures merit evaluation for designation under Section 29 (Part IV) of the *Ontario Heritage Act*. It also notes that "buildings are to be evaluated in relation to their importance within their own neighbourhood (or area).

With respect to the structures at 254 Gideon Drive, it is questionable whether they would meet the criteria required in Regulation 9/06 for designation under Section 29. The farm residence dates to 1860 -70 making it significant in that regard. It retains some original heritage elements- the front gable vergeboard, the gothic attic window and some interior features such as the

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staircase. The rubble stone foundation and heavy wood beams in the basement are typical of farm houses built in the mid-nineteenth century. However, the later additions, alterations to windows and the exterior cladding over asbestos asphalt siding, in addition to the damage caused by fire, make restoration to a more original character difficult. The farm outbuildings date from 1922 through 1958.

Comments from the meeting of the Advisory Committee on Heritage will be provided in the LACH report coming before BNEC on November 28.

Recommendation

Designation of this property is not recommended. Therefore, it is recommended that Council provide direction to the Chief Building Officer to permit the demolition of the current structure on the site. It is further recommended that heritage elements on both the residence and within any of the outbuildings be conserved for reuse elsewhere.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>D. MENARD HERITAGE PLANNER</b>	<b>G. BARRETT, AICP MANAGER – CITY PLANNING AND RESEARCH</b>
<b>RECOMMENDED BY:</b>	
<b>J. M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER</b>	

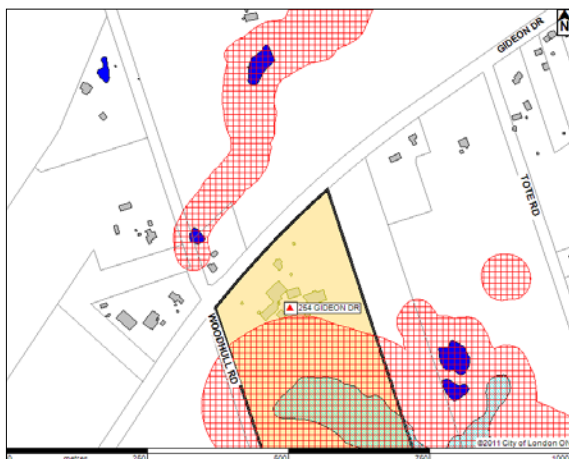
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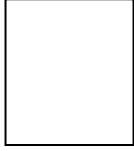
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Attach: Appendix 1- Location Map; Appendix 2 -Photos

Appendix 1- Location Map -254 Gideon Drive



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Appendix 2- Photos – 254 Gideon Drive

