



The Corporation of the Township of King Report to Council

From: Growth Management Services – Planning Division
Report Number: GMS-HER-2025-006
Date: Monday, September 15, 2025
Title: **Heritage Permit Application (HP-25-02) – Marylake Gatehouse**

Recommendation

1. That Council receive Report GMS-HER-2025-006 for information.
2. That Council approve the following proposed works on the Marylake Gatehouse outlined in Heritage Permit Application HP-25-02:
 - a. Replacement of 30 existing windows with casement windows, which are to have similar muntin patterns as the existing windows.
 - b. Repair of damaged roof ridge cap with cast-in-place concrete, to be completed in a similar colour to the existing roof ridge cap.
 - c. Replacement of slate roof shingles with Highland Slate Asphalt Shingles, in a similar colour to existing slate shingles.
3. That Council approve Heritage Permit Application HP-25-02 for eligibility under the Township's Heritage Grant Program, and that a grant of \$12,000 be awarded, representing the maximum allowable grant, in accordance with the program guidelines, including the use of reserve funds.

1. Report Highlights

- The subject property is located on the north-west corner of Keele Street and the 15th Sideroad. The property contains the Marylake Monastery Shrine and related place of worship, as well as various environmental and rural/agricultural lands. Staff also note the construction of St. Rita's Long Term Care Home is currently underway on the subject property.
- The property is "Designated" under the Ontario Heritage Act, and the owner is seeking permission to undertake proposed restorative works on the gatehouse at the corner of Keele Street and the 15th Sideroad.
- Staff and the Heritage Advisory Committee (HAC) reviewed the application at the Heritage Advisory Committee meeting of July 10, 2025. The HAC passed a motion to recommend that Council approve the proposed works outlined in Application HP-25-02,

Attachment 3 (Heritage Permit Application) with consideration for the maximum allowable grant.

2. Purpose

The purpose of this report is to provide recommendations with respect to Heritage Permit Application HP-25-02. The property located at 13760 Keele Street, known as the Marylake Augustinian Monastery, was designated under Part IV of the Ontario Heritage Act (the 'OHA') in 1984. As per Section 33 of the OHA, no owner of a designated property shall alter the property if the alteration is likely to impact the property's heritage attributes unless the owner applies to the Council of the Municipality and receives consent in writing to the alteration. The designating by-law (By-law 84-107), **Attachment 1**, contains a detailed description of form, style, materials, and historical associations, and provides a clear identification of the heritage character of the gatehouse and its related features.

The applicant has also applied for a grant under the Township's Heritage Property Grant Program, to receive matching funds for the costs associated with the proposed alterations to the property.

3. Background

The subject property is approximately 227 hectares and is located on the west side of Keele Street, immediately north of the 15th Sideroad. The subject lands are characterized by expansive natural landscape and historic built features, including the castle-style stone gatehouse, which is the subject of this Application.

The Marylake Augustinian Monastery gatehouse was designated as a heritage site and included on the Township's Municipal Heritage Register in 1984 under Township of King By-law 84-107. The gatehouse was designed by E.J. Lennox and constructed circa 1911 as an entrance feature to the summer estate and farm property. The project was funded by the property owner, Canadian financier Sir Henry Pellat, otherwise known for his construction of Casa Loma, which E.J. Lennox also designed, in the City of Toronto (constructed circa 1911-1914).

The following is an excerpt from a 1984 archival record, describing the history and construction of the gatehouse, as well as modern alterations that have taken place:

"Early in the century, Sir Henry became interested in a country estate, and so began purchasing land in King Township, just north of King City. By 1911, he had acquired approximately 1,000 acres at the northwest corner of Concession 4 (Keele Street) and the 15th Sideroad. Included in this property was a beautifully clear 40-acre lake. He named his estate "Lake Marie" after his wife, Marie.

Over several years he improved the property, started a farm operation, and ordered the construction of the impressive iron and stone gates, the fence, and the gatehouse at the Concession 4 entrance to his estate. These were built in the same style as his Casa Loma property and designed by the same architect, E.J. Lennox. The work was probably carried out by the same contractor and even the same stonemasons.

The two-storey gatehouse is basically a rectangular plan of about thirty (30) feet by forty (40) feet. The material is similar to the gates of finely cut stone trim with fieldstone infill. It has a very steep gabled roof of grey slate. The exterior is in good condition. Modern alterations are aluminum double windows and a wooden screened front porch.”

The applicant has submitted a heritage permit application seeking to facilitate the replacement of the deteriorated original slate roof shingles and the replacement of non-original windows with casement windows having similar muntin patterns as currently existing. The applicant is also proposing to repair damaged portions of the roof’s ridge cap with cast-in-place concrete material of a similar color to the existing ridge cap.

4. Analysis

Section 33 of the OHA provides that:

“No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property’s heritage attributes, as set out in the description of the property’s heritage attributes in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration.”

To facilitate a request for alterations, a Heritage Permit application is required to be submitted to the Municipality for approval to undertake changes to properties designated under the OHA. Properties are either designated individually under Part IV or are designated within a Heritage Conservation District under Part V of the OHA. This process is not designed to prevent alterations to designated properties, but to guide and manage change in the best way possible and to ensure that any cultural significant heritage attributes identified will not be adversely impacted by any alteration works.

As identified in the designation by-law for the gatehouse, one of the key heritage attributes of the gatehouse reflects Norman and Scottish castle architecture, which includes slate roof shingles and the stone construction of the building. Staff acknowledge that the gatehouse requires restorative repairs to prolong the longevity of the structure. The applicant has acknowledged the need to obtain a heritage permit to allow the undertaking of the proposed works.

Under the OHA, the proposed repairs and restorative measures are required to be approved by the Township’s Council. A review of the proposed works has been undertaken by the Township’s Heritage Planner and is outlined below.

Replacement of Original Slate Shingles with Highland Slate Asphalt Shingles

The main aspect of the proposed works in the Heritage Permit Application focuses on the replacement of the deteriorated original slate roof shingles. The proposed replacement material is Highland Slate Asphalt Shingles which offers a visually compatible and economic alternative to natural slate, featuring dimensional texture, muted tones, and shadow lines that help maintain the historical appearance of the roof. While the replacement is not like-for-like in

material composition, the visual approximation supports the conservation of the heritage character of the structure, while also enhancing its current condition and longevity. Material specifications, detailing the proposed replacement shingles further, is included as **Attachment 4** (Highland Slate Asphalt Shingle Specifications) to this report.

Replacement of 30 Windows

The heritage permit application also proposes replacing the existing, non-original windows with new energy-efficient casement-style double-glazed windows featuring low-emissivity glass and argon gas fill. The new units will be retrofitted into the existing openings, with exterior aluminum capping in a white finish to provide a uniform appearance. The applicant has advised that the replacement windows will feature similar muntin patterns to the existing.

As the existing windows are not original to the structure and do not contribute to the heritage value of the property, the replacement provides an opportunity to enhance the current condition and longevity of the building, while also improving efficiency. Casement windows are generally compatible with traditional architectural styles, provided that their proportions and muntin patterns harmonize with the heritage context. Thus, the proposed replacement windows present an acceptable intervention. Material specifications, detailing the proposed replacement windows, are included in **Attachment 5** (Window Specifications) to this report.

Repair of Damaged Roof Ridge Cap

The applicant is also proposing to repair damaged portions of the roof ridge cap, as seen in **Attachment 2** (Existing Condition Photo Report) with cast-in-place concrete material of a matching color. This approach is intended to address ongoing deterioration and mitigate the risk of water infiltration, which poses a threat to the long-term integrity of the roof structure. Staff are supportive of this proposed intervention, recognizing that the use of cast-in-place concrete, when executed with attention to color compatibility and detailing, offers a durable and visually sympathetic solution. Given the location and scale of the required ridge cap repairs, and the fact that the replacement material will not detract from the overall architectural character or heritage value of the gatehouse, the proposed work is considered appropriate.

Heritage Advisory Committee Comments

Staff and the Heritage Advisory Committee reviewed the subject heritage permit application at the Committee meeting of July 10, 2025. Members of the Committee discussed the proposal with the applicant, with Staff present.

The applicant advised that they are a volunteer and are undertaking this work at no cost to the owners. The applicant advised that it is their intention to stop further deterioration of the gatehouse, with the best course of action given the limited budget and current circumstances. During the Committee meeting, the applicant amended their application around the proposed window replacement to consist of a full replacement rather than a retrofit. Furthermore, the applicant advised that if repairing the damaged portions of the roof's ridge cap with aluminum coping is not preferred, cast-in-place concrete can be used as an alternative.

The Committee emphasized the importance of maintaining a balance between respecting economic viability, restoration, and reversible interventions. The Committee considered a need to uphold the integrity and character of designated heritage properties by encouraging restoration using historically appropriate materials and techniques and also recognized the importance of the economic viability of such interventions, recognizing that overly rigid expectations may discourage preservation altogether or lead to further neglect. Given that the proposed works are largely reversible and generally respect the architectural significance of the gatehouse while also ensuring its longevity for future generations, the Committee passed a motion in support of the application, consistent with Staff's recommendation.

5. Financial Considerations

The property is "Designated" under Part IV, Section 29 of the Ontario Heritage Act and would be eligible under the Township's Heritage Program Grant Program to receive a matching contribution of up to \$6,000.00 from the Township towards the preservation or restoration of any heritage attributes as defined by By-law 2014-100, **Attachment 6** (Heritage Grant Program By-law).

During the Heritage Advisory Committee (HAC) meeting of July 10, 2025, initial discussion suggested that the proposal to remove the original slate shingles and replace them with a non-slate alternative would render the application ineligible for the City's Heritage Grant Program, which typically supports restoration using historically appropriate materials. However, Heritage Advisory Committee members noted that the grant program also supports interventions aimed at restoring a structure to structural soundness, particularly where deterioration poses a risk to the building's integrity. Given that the roof is currently in poor condition and no longer structurally sound, the proposed replacement, while not using original materials, may still qualify under the program's criteria for urgent structural repair. While the proposed roofing material is not original, it reflects a reasonable compromise given the financial constraints and the critical condition of the gatehouse. Therefore, Staff are supportive of the application's eligibility under the Heritage Grant Program, recognizing the urgent need to restore the building to structural soundness and the effort to maintain heritage character to compatible materials.

Staff and the Heritage Advisory Committee also reviewed the Grant Application with consideration of other heritage permit applications received and the annual total budget of \$12,000 for grant requests. An amount of \$6,000 was recommended by the Heritage Advisory Committee to be granted to the Applicant. A balance of \$6,000 in the grant budget would remain available for consideration of future grant requests made in 2025.

In addition to the \$6,000 referred to above, Staff recommend that Council consider granting additional funding in the amount of \$6,000 to the subject property from the Heritage Reserve Fund to provide further assistance for the conservation works, given the significant costs of the repair works to be completed by the Applicant. If approved, the Applicant would receive a total heritage grant of \$12,000 towards the conservation works proposed.

The Heritage Grant Reserve Fund had a balance of approximately \$48,000 as of December 31st, 2024.

As of August 19, 2025, the property is current with taxes.

6. Alignment to Strategic Plan

The Corporate Strategic Plan (CSP) reflects the priorities of utmost importance to the community and defines the obligations and commitments of the Township of King to its citizens and to the public. The CSP is aligned with the Townships long-term vision defined in the “Our King” Official Plan. The CSP also aims to ensure that staff initiatives focus on and work towards supporting King’s Vision, Mission and Values.

This report is in alignment with the CSP’s Priority Area(s), and/or associated Objective(s) and/or Key Results(s):

Priority Area: Complete Communities

Objective: Enrich community well-being and make King the ideal place to live, work and play.

Key Result: Not Applicable.

7. Conclusion

Heritage Staff have reviewed the subject Heritage Permit Application submitted and recommend that the proposed works in this report be approved.

Staff also recommend that Council approve Heritage Permit Application HP-25-02 for eligibility under the Township’s Heritage Grant Program, for the maximum allowable grant.

8. Attachments

Attachment 1 – By-law 84-107

Attachment 2 – Existing Condition Photo Report

Attachment 3 – Heritage Permit Application HP-25-02

Attachment 4 – Highland Slate Asphalt Shingle Specifications

Attachment 5 – Window Specifications

Attachment 6 – Heritage Grant Program By-law (By-law 2014-100)

Attachment 7 – Statement of Significance

Prepared by:

Michael Maugeri, M.PL., CAHP-Intern
Planner – Heritage & Development

Reviewed by:

Gaspere Ritacca, MCIP, RPP
Manager of Planning and Development

Recommended by:

Stephen Naylor, MCIP, RPP
Director of Growth Management Services

Approved for submission by:
Daniel Kostopoulos
Chief Administrative Officer