



**THE CORPORATION OF THE TOWNSHIP OF KING**  
**Report to HERITAGE ADVISORY COMMITTEE**

Heritage Impact Assessment Review for 12958 Highway 27  
Zoning By-law Amendment Application, File No. Z-2022-07  
Part Lot 5, Concession 9  
Plan 420, Lot 27  
12978, 12972, 12966, 12958 Highway 27 & 15 Wellington Street, Nobleton  
Owners: Crisadan Holdings Inc.  
Kingvit Estates Inc.  
Agent: Humphries Planning Group Inc.

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**RECOMMENDATION(S):**

Heritage Planning Staff respectfully submits the following recommendation(s) to the Heritage Advisory Committee:

1. That the following recommendations as prepared by Steven Burgess Architects (SBA) be recommended and forwarded to the Planning Division for inclusion as conditions of approval to be satisfied as part of the of Site Plan Approval Application:
  - A Stabilization Plan prior the relocation of the house and undertaken by a Heritage Structure Engineer and a member of the Canadian Association of Heritage Professionals.
  - A Moving Plan undertaken by or with input from a heritage house mover.
  - A Conservation Plan undertaken by a member of the Canadian Association of Heritage Professionals in order to ensure the continued stewardship of the heritage house.

**REPORT HIGHLIGHTS:**

- Zoning By-law Amendment and Site Plan applications were submitted in 2022 for the lands at 12978, 12972, 12966 and 12958 Highway 27 and 15 Wellington Street. The property at 12958 Highway 27 is “Listed” on the Township’s Heritage Register.
- The property is proposed to be retained and relocated to another area of the property as part of the redevelopment project.
- A Heritage Impact Assessment was submitted to evaluate the cultural heritage value or interest of the property. The evaluation and assessment concluded that the building does not meet the minimum criteria for heritage designation.
- The property was not found to meet the minimum criteria established by O.Reg 9/06as amended by O.Reg 569/21 for heritage designation. Only one criteria was found to be met through the research and evaluation conducted whereas a minimum of two criteria is required to be met. Therefore, the building does not merit designation.
- Staff recommend that the recommendations as made in the HIA be included in the conditions of approval for Site Plan Approval.

## **PURPOSE:**

The purpose of this Report is to update and inform the Heritage Advisory Committee on the development occurring on the properties of Z-2022-07 (12978, 12972, 12966 & 12958 Hwy 27 & 15 Wellington Street). The property at 12958 Highway 27 is "Listed" on the Township's Heritage Register.

## **BACKGROUND:**

### **SITE**

The subject Application concerns a total of five (5) properties located on the west side of Highway 27, approximately 30 metres south of King Road in the Village of Nobleton. Four properties front onto Highway 27 and one property fronts onto Wellington Street. Together, the development site measures 0.59 hectares with approximately 77 metres of frontage on Highway 27 and 35 metres of frontage on Wellington Street. The subject lots on Highway 27 consist of a mix of commercial businesses, dwellings and accessory structures while the lot on Wellington Street supports a single detached dwelling.

### **2022**

A public meeting for the applications were held on December 5, 2022 and was proposing to develop the subject site to provide for a new 6-storey mixed use building containing 169 residential units and 805 square metres of ground floor commercial space, resulting in a floor space index of 2.51. The Application also provides for the heritage structure at 12958 Highway 27 to be retained and integrated into the redevelopment for retail use, while all other existing structures are planned to be demolished. Two full-move driveways are planned, one from Highway 27 and one from Wellington Street. Development details included:

- Density of 286 units per net hectare;
- Total of 257 Parking Spaces (244 spaces in 2 underground levels, 13 at grade);
- Total of 212 Residential Parking Spaces and 45 Commercial Parking Spaces;
- Lot Coverage of 53 percent;
- Soft Landscaping Area of 15% percent.

### **2024**

Since the public meeting of 2022, the development has now been revised to propose a 6 storey mixed use building with a reorientation of the main building layout, reduction of residential units and parking and commercial space. A further detailed list of changes to the proposal is reflective in the cover letter as provided.

The revised plans continue to show the retention of the existing building in the new development, but relocated to the rear of the property and fronting Wellington Street instead of Highway 27. The relocation of the existing building is proposed for indoor amenity uses for the rest of the residential development.

### **Provincial Policy**

The Provincial Policy Statement (PPS) 2020 states that built heritage resources and cultural heritage landscapes shall be conserved where they have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

## **Official Plan**

King's Official Plan (OP) identifies the need to recognize and protect the Township's heritage resources as being important to help with the enrichment and understanding of the community's historical traditions and understanding of the past. Continued protection, conservation and adaptive re-use of the Township's cultural heritage resources will meet the objectives and policies of the Official Plan.

## **Ontario Heritage Act (OHA)**

Under the OHA municipalities are responsible for identifying, evaluating, and conserving heritage properties. Section 27 of the OHA states that "no owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to undertake the above aforementioned". The current development application does not propose the demolition of the building on the property, but the relocation of the building to the rear of the development. A Heritage Impact Assessment has been requested to determine if there would be any adverse impacts as a result of the relocation and to provide more information by way of research completed for the building.

## **ANALYSIS:**

A comprehensive Heritage Impact Assessment for the property was prepared by SBA and submitted to Staff for review. The purpose of the HIA was to evaluate the cultural heritage value or interest of the property. While the existing building is not proposed to be demolished, it is proposed to be relocated and prior to this taking place, Staff requested further information regarding the property had any contextual value that may be impacted as a result of the move. The HIA provides a history of the property, architectural description, and a survey of the surrounding area. An evaluation of the above was undertaken to reach a conclusion on whether the property contained potential cultural heritage interest worthy of heritage protection.

As per the HIA Report, the property was not found to meet the minimum criteria as established by O.Reg 9/06as amended by O.Reg 569/21 for heritage designation. Only one criteria was found to be met through the research and evaluation conducted. Therefore, the building does not merit designation.

However, as per the latest drawings and plans, the applicant is seeking to retain, relocate and incorporate the existing building into the development project. The building is proposed to be relocated to front onto Wellington Street instead of Highway 27 and be used as future amenity space.

Prior to the relocation of the building to the rear for adaptive re-use, the condition of the building should be accessed and repaired and stabilized before it is lifted for relocation and incorporated into the new development

A Structural Engineer, who is a member of the Canadian Association of Heritage Professional should also be retained and engaged to review and provide guidance on the next steps to safely prepare the building for relocation.

A Moving Plan as prepared and undertaken from a heritage house mover should be engaged and provided to Staff for review.

Once the relocation is completed, a Conservation Plan should be prepared by a heritage professional, who is a member of who is a member of the Canadian Association of Heritage Professional and in accordance with the Township's Conservation Plan Terms of Reference. The Conservation Plan will assess the building for repairs and restoration opportunities to ensure long term maintenance of the building.

Staff are supportive of this approach and recommend that the HAC recommend to Staff to incorporate the recommendations as made in the HIA by SBA as a condition of approval to be satisfied:

That the heritage building be retained and conserved for incorporated into the new development project for adaptive re-use, which shall require the following documents and plans to be submitted:

- A Stabilization Plan prior the relocation of the house and undertaken by a Heritage Structure Engineer and a member of the Canadian Association of Heritage Professionals.
- A Moving Plan undertaken by or with input from a heritage house mover.
- A Conservation Plan undertaken by a member of the Canadian Association of Heritage Professionals in order to ensure the continued stewardship of the heritage house.

### **FINANCIAL CONSIDERATIONS:**

There are no financial considerations at this time. Securities shall be considered and collected for the relocation, continued stabilization and conservation works anticipated and needed for the existing building on the property.

### **CONCLUSION**

The property at 12958 Highway 27 was evaluated and not found to meet the minimum criteria for heritage designation. However, the existing building is proposed to be retained, relocated and incorporated into the rest of the new development on the property. Staff is supportive of this approach and makes the recommendation to the HAC that conditions of approval to allow for its continued adaptive re-use on the property be incorporated into any future site plan agreements between the Owner and the Township.

Prepared By:

**Colin Pang**

Planner II/Heritage Coordinator