

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, December 14, 2020
Subject	264 Crawley Road – Notice of Intention to Designate under section 29, Part IV of the Ontario Heritage Act

Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 264 Crawley Road pursuant to section 29, Part IV of the Ontario Heritage Act.
 2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.
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Executive Summary

Purpose of Report

To recommend that the City publish its intention to designate the stone farmhouse at 264 Crawley Road pursuant to section 29, Part IV of the Ontario Heritage Act. The cultural heritage significance and heritage attributes of the property are described in this report.

Key Findings

264 Crawley Road is listed as a built heritage resource on the City of Guelph's Municipal Register of Cultural Heritage Properties.

Under applicable law, upon notice to Council that a party intends to demolish a listed (non-designated) built heritage resource, Council has a period of 60 days to consider whether to consent to the demolition or to move to protect the property by delivering a notice of intention to designate the property under section 29, Part IV of the Ontario Heritage Act. If the notice of intention is not issued within that 60-day period, Council would be deemed to have consented to the proposed demolition and the owner can require the Chief Building Official to deliver a demolition permit.

A property may be designated under section 29, Part IV of the Ontario Heritage Act if it meets one or more of the criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 9/06.

Heritage planning staff, in consultation with Heritage Guelph, have compiled a statement of cultural heritage value including proposed heritage attributes of 264 Crawley Road. Staff recommends that the property meets all three criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 9/06

under the Ontario Heritage Act and, therefore, merits individual heritage designation under the Ontario Heritage Act.

Financial Implications

Planning Services budget covers the cost of a heritage designation plaque.

Report

The legal owner of the property is Industrial Equities Guelph Corporation.

The subject property is located on the northeast side of Crawley Road between Clair Road West and Maltby Road and southwest of Southgate Drive.

The legal description of the subject property is: Part Lot 13, Concession 7, formerly Township of Puslinch, designated as Part 2, Reference Plan 61R-10808, City of Guelph.

Notwithstanding the covenants in the Development Agreement registered on title, the property owner applied to Building Services for a demolition permit (2020-6110 DP) on October 16, 2020. The current demolition permit has been refused by Building Services as there are requirements to be satisfied under applicable law before a decision can be made. Effectively, Council has a period of 60 days to consider whether to consent to the demolition permit or to move to protect this listed heritage property by issuing a notice of intention to designate the property under section 29, Part IV of the Ontario Heritage Act. If a decision is not reached within that 60-day period, the Chief Building Official will be obliged to issue the permit pursuant to the Building Code despite the covenants in the registered Development Agreement.

The small parcel of land known as 264 Crawley Road containing the Edward Crawley farmhouse was retained by the owner applicant in the creation of large industrial lots east of the Hanlon Expressway and north of Maltby Road through the approval of Severance Applications B-3/06 in 2006 and B-3/08 in 2008. One of the properties created by these severances is the large industrial property adjacent and directly east of 264 Crawley Road which now contains the recently constructed Medline distribution facility at 995 Southgate Drive.

According to the conditions of approval for these severances and a Development Agreement signed by the property owner and the City and registered on title to the property, the owner of 264 Crawley Road agreed to retain the stone dwelling in a safe and secure condition, to pursue appropriate uses for the former farmhouse and acknowledged Heritage Guelph's interest in recommending to Council that the building be designated under the Ontario Heritage Act. The decision to approve Severance Application B-3/08 came with conditions agreed to by the land owner that would allow a second option for the farmhouse to be relocated (in accordance with a Built Heritage Resource Impact Assessment prepared by Owen Scott in January 2007) for adaptive reuse within the south industrial lands of the Southgate Business Park as part of Plan of Subdivision 23T-06503. The Plan of Subdivision has subsequently been allowed to lapse leaving retention of the farmhouse in situ as the only remaining option available to the owner according to the conditions and agreements made to date for the property.

Site Plan approval of the Medline facility at 995 Southgate Drive has allowed site grading around the farmhouse property that has left it sitting on what is now high

ground and surrounded by a tall, vertical wood board fence. A positive impact of the site grading has meant that the new Medline facility sits low enough and is far enough to the east of the Edward Crawley farmhouse that it does not appear to crowd or dominate the farmhouse profile when seen from the Crawley Road or the Hanlon Expressway. Although 264 Crawley Road is a small lot relative to its industrial neighbours, the farmhouse lot has retained many mature trees and shrubs as vestiges of the former farmstead context. Current challenges for the viability of 264 Crawley Road include the facts that the future of Crawley Road as an access route to the subject property has not been determined and appropriate lot services would prove costly.

Design/Physical Value

The Crawley farmhouse is a vernacular two-storey Neo-Classical structure built of coursed limestone and granite fieldstone with dressed quoins. It has an end-gabled roof and end chimneys. While its design is not unusual, two-storey stone houses of this era are uncommon in Puslinch Township, and this is a fine early example. The enclosed front porch and verandah are a relatively recent addition to the front of the house and were not featured in the original design. Historically, a large addition was built on the south side of the house in the 1970s to house an indoor pool.

Historical/Associative Value

The Crawley residence, once known as "Willowgrove," and more recently as Glencal Acres, is an elegant two-storey gable-roofed house with an attic. It was built circa 1870 by Edward Crawley Jr. whose parents, Edward and Elizabeth Crawley, settled on the land around 1839. The house replaced a log cabin that was erected by Edward Sr. and his wife.

Edward Crawley Sr. emigrated with his younger brother Peter from Ireland in 1839. They settled in Puslinch Township on front lots 12 and 13, concession 7, roughly the area now identified as 264 Crawley Road. Though rocky towards the rear of the lots, the land they chose was rich and they were prosperous enough to purchase several nearby farm lots over the following years. After Edward Sr.'s death in 1863 the farm passed to his son, Edward Jr. The younger Edward built the house that stands today around 1870, with funds partly raised from the sale of wheat to the Union army during the American Civil War. The new house was erected a short distance to the west of the cabin, and the cabin was converted to equipment storage, a function it served until being demolished in the 1930s. After Edward Crawley Jr. died in 1928 at age 85 the property went to his son Charles, who continued to farm until retiring in 1947. Descendants of Edward Crawley Sr. continue to live in Guelph and Puslinch Township.

Contextual Value

The Crawley farmhouse has contextual value because it is historically linked to its surroundings. The farmhouse, at 264 Crawley Road, sits in its original location and serves as a lasting reference to the Edward Crawley farmstead and as a link to the early farming landscape of Puslinch Township, and what is now Guelph.

Staff recommends that the property meets all three criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 9/06 under the Ontario Heritage Act and, therefore, merits individual heritage designation under the Ontario Heritage Act.

Financial Implications

The Planning Services budget covers the cost of a heritage designation plaque.

Consultations

At their meeting of November 9, 2020 Heritage Guelph was provided the following staff recommendation:

That Heritage Guelph supports the staff recommendation for Council to publish a Notice of Intention to Designate the stone farmhouse at 264 Crawley Road under section 29, Part IV of the Ontario Heritage Act using the list of heritage attributes as proposed by staff at the November 9, 2020 meeting of Heritage Guelph.

The following are to be considered as heritage attributes to be protected by the heritage designation by-law for 264 Crawley Road:

- Two-story, side gable building form and single-storey tail;
- Three stone chimneys above the gable walls;
- Exterior stone walls, including the stone tail at rear;
- All original door and window openings with their stone sills;
- All original wood window frames, sashes and glass;
- Original interior plaster cavetto mouldings;
- Original interior wood trim, including paneled window reveals and door and window casings;
- Front door, transom and side lights;
- Interior stairway and all wooden elements, including newel posts and railing on the upper floor.

At the same meeting (November 9, 2020) Heritage Guelph provided the following advice to Council:

That Heritage Guelph accepts heritage staff's recommendation for designation of 264 Crawley Road with the heritage attributes as listed, and

That Heritage Guelph recommends that given these attributes we recommend that we go forward to City Council with a request for designation, and

That we would also request that City staff work with the proponent to look at adaptive reuse and any other creative solutions that can be found for this structure.

A recorded vote was requested.

In favour: 6

Opposed: 2

Strategic Plan Alignment

Priority

Sustaining our future

Direction

Plan and design an increasingly sustainable city as Guelph grows

Alignment

The Official Plan's vision is to plan and design an increasingly sustainable city as Guelph grows which includes the conservation of cultural heritage resources. The

recommendations in this report support the conservation of a significant built heritage resource. This action supports Guelph's planning for an increasingly sustainable City.

Attachments

Attachment-1 Location of subject property (Images: City of Guelph GIS and Google Streetview)

Attachment-2 Part 2 on Registered Plan 61R-10808 (subject property highlighted in yellow)

Attachment-3 Historical Maps showing Lot 13 in Concession 7 (formerly Township of Puslinch)

Attachment-4 Selected Entries from Land Title Abstract

Attachment-5 264 Crawley Road as Listed on Heritage Register

Attachment-6 Overall Site Plan approved for 995 Southgate Drive and details from Overall Site Plan and Tree Inventory Plan

Attachment-7 Current Exterior Photos (November 2020)

Attachment-8 Interior Photos (April 2017)

Attachment-9 Statement of Cultural Heritage Value or Interest

Attachment-10 Recommended Heritage Attributes

Departmental Approval

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