



Corporate NO: R254

Report COUNCIL DATE: November 20, 2000

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	November 10, 2000
FROM:	General Manager, Planning & Development General Manager, Parks, Recreation & Culture	FILE:	0525-041 7900-0164-00
SUBJECT:	Daniel Johnson House, 13951 Crescent Road		

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information; and
2. Approve the recommendation of the Heritage Advisory Commission dated September 20, 2000, endorsing the Conservation Plan contained in the proposed Heritage Revitalization Agreement By-law for the Daniel Johnson House at 13951 Crescent Road.

BACKGROUND

At the Regular Council Meeting on October 2, 2000, Council considered the following recommendation of the Heritage Advisory Commission:

“That the Heritage Advisory Commission advise the Planning and Development Department that it endorses the Conservation Plan, contained in the Heritage Revitalization Agreement for the Daniel Johnson House, subject to the revisions below.”

Before the motion was put, Council requested that this motion be tabled for clarification from the Planning & Development Department with respect to how the property was acquired by the City and the current proposal to sell the property.

DISCUSSION

Property Acquisition – 13931 and 13951 Crescent Road

In January 1997 Council approved the purchase of the property at 13951 Crescent Road, on which the Daniel Johnson House is located (Appendix I). The City acquired the adjacent property at 13931 Crescent Road in May 1996. The acquisition of these properties was recommended by the Parks, Recreation & Culture Department to achieve two key objectives:

1. The provision of a continuous greenway, connecting the park trails along the Elgin Heritage Park to the west, and those located on an existing right of way around the Nico Wynd golf course to the east.
2. The protection of environmentally sensitive areas along the Nicomekl River waterfront.

Along with the acquisition, Council also approved in principle the subdivision of this property into two lots with one lot fronting the Nicomekl River and the other containing the Johnson House fronting Crescent Road. As well, Council approved in principle the sale of the proposed Johnson House lot at an appropriate time (Appendix II).

Uses for the Property and Johnson House

The Parks, Recreation & Culture Department has explored a wide range of adaptive re-uses for the Johnson House, including all options for public use. Potential partners have been considered to adapt the House as a bed and breakfast site, a small hotel, a restaurant, an arts and crafts centre and an outdoor aquatic activities base. However, it was determined that the cost of maintaining the House and adapting it for civic, non-profit or commercial use would be prohibitively expensive. The Parks, Recreation & Culture Department concluded that the continued use of the House as a private residence was the best course of action.

The option to continue using the Johnson House as a private residence was reviewed with the Heritage Advisory Commission at its meeting on April 19, 2000. The Heritage Advisory Commission recommended to Council that it acknowledged its awareness of the intent to sell the Johnson House and requested to be kept informed as the decision making process proceeded. This recommendation was approved by Council on May 8, 2000.

Proposed Subdivision and Heritage Revitalization Agreement By-law

In accordance with the direction provided by Council in January 1997, and following consultation with the Heritage Advisory Commission, a proposed rezoning and subdivision plan has been prepared. This rezoning and subdivision application is at the pre-Council stage. The proposal is to rezone the properties from One-Acre Residential Zone (RA) and General Agriculture Zone (A-1) to One-Acre Residential Zone (RA), and to discharge Land Use Contract 175 to allow subdivision into three lots.

The lot fronting the Nicomekl River is proposed to be retained by the City for public access along the riverfront and to protect the environmentally sensitive areas on the waterfront. The two residential lots fronting Crescent Road, one of which contains the Johnson House, are proposed to be sold (Appendix III).

A Heritage Revitalization Agreement By-law is also part of this application, and By-law Introduction is proposed to take place in conjunction with the rezoning. The Heritage Revitalization Agreement By-law will protect the heritage value of the Johnson House and will be placed on the proposed lot on which this House is located. The proposed Heritage Revitalization Agreement By-law will allow for the long-term heritage protection of the House, and it is binding on all future owners. The Agreement contains a Conservation Plan that specifies how the House is to be restored and maintained. The Conservation Plan also regulates the design of any new buildings or structures on the property. The proposed Heritage Revitalization Agreement By-law has been reviewed and endorsed by the Heritage Advisory Commission with some minor revisions.

CONCLUSION

The property at 13951 Crescent Road was purchased in accordance with Council's directive in January 1997. This purchase allows the City to meet its objectives to extend public access along the Nicomekl River and to protect environmentally sensitive areas along the waterfront. The proposed subdivision and sale of the two surplus lots will not compromise these objectives, and it will allow the City to recover much of the original land acquisition costs.

Furthermore, a Heritage Revitalization Agreement By-law is proposed to be placed on the property at 13951 Crescent Road to allow for long-term heritage protection of the Johnson House. The Heritage Revitalization Agreement By-law has been reviewed and endorsed by the Heritage Advisory Commission with some minor revisions. It is recommended that Council approve the recommendation of the Heritage Advisory Commission dated September 20, 2000, endorsing the Conservation Plan contained in the proposed Heritage Revitalization Agreement By-law for the Johnson House.

Don Hunter Murray D. Dinwoodie

General Manager General Manager

Parks, Recreation & Culture Department

Planning & Development Department

HM/kms

Appendix I – Subject Site, 13951 Crescent Road

Appendix II – Portion of 13951 Crescent Road Proposed to be Sold

Appendix III – Proposed Subdivision of 13931 and 13951 Crescent Road

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