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THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NUMBER 2009-0055 (HO-1)

RECEIVED

JUN 03 2009

BEING A BY-LAW TO DESIGNATE THE PROPERTY AT
163 HIGH STREET, SUTTON. AS A PROPERTY OF
CULTURAL HERITAGE VALUE OR INTEREST

WHEREAS Part IV of the Ontario Heritage Act, R.S.O. 1990,
c. O.18 provides the Council of a municipality the authority to enact by-
laws to designate a real property including all buildings and structures
thereon, to be of cultural heritage value or interest;

AND WHEREAS the property at 163 High Street, Sutton has
been identified by the Georgina Heritage Committee as being eligible
for designation under Part IV of the Ontario Heritage Act, R.S.O. 1990
c. O.18;

AND WHEREAS the Notice of Intention to designate the
property at 163 High Street, Sutton was served on the owner of the
property, the Ontario Heritage Trust and published in the Georgina
Advocate having general circulation in the municipality;

AND WHEREAS the notice of objection to the proposed
designation was withdrawn;

AND WHEREAS the Council of The Corporation of the Town of
Georgina deems it desirable to designate the property at 163 High
Street, Sutton as a property of cultural heritage value or interest under
Part IV of the Ontario Heritage Act R.S.O. 1990, c. O.18;

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE
CORPORATION OF THE TOWN OF GEORGINA ENACTS AS
FOLLOWS:


1. THAT THE FOLLOWING REAL PROPERTY WITH THE
BUILDINGS AND STRUCTURES THEREON, MORE
PARTICULARLY DESCRIBED IN SCHEDULE A ATTACHED
HERETO AND FORMING PART OF THIS BY-LAW, IS
DESIGNATED AS A PROPERTY OF CULTURAL HERITAGE
VALUE OR INTEREST:

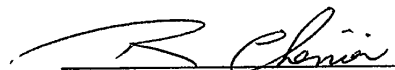
THE METROPOLITAN RADIAL RAILWAY STATION
163 HIGH STREET, SUTTON

2. THAT THE REASONS FOR DESIGNATION SET OUT IN
SCHEDULE B, ATTACHED HERETO AND FORMING PART OF
THIS BY-LAW ARE HEREBY ADOPTED.

3. THAT THE CLERK SHALL CAUSE A COPY OF THIS BY-LAW, TOGETHER WITH ITS SCHEDULES TO BE REGISTERED AGAINST THE AFFECTED PROPERTY IN THE LAND REGISTRAR'S OFFICE FOR YORK REGION.

READ a first, second and third time and finally passed this 25th day of May, 2009.


Robert Grossi, Mayor


Roland Chenier, Town Clerk

SCHEDULE 'A' TO BY-LAW NO. 2009-0055 (HO-1)

In the Town of Georgina (formerly the Village of Sutton), in the
Regional Municipality of York, property description as follows:

**PT LT 1 BLK 53 PL 69 SUTTON; TOWN OF GEORGINA,
REGIONAL MUNICIPALITY OF YORK**

PIN Number 03520-0106 (R)

(163 HIGH STREET – ASSESSMENT ROLL NO. 080-066)

SCHEDULE 'B' TO BY-LAW 2009-0055 (HO-1)

REASONS FOR DESIGNATION

Statement of Cultural Heritage Value

Historical or Associative Value

The Metropolitan Radial Station located at 163 High Street has historical value through its association with the Toronto York Radial Railway Company, Metropolitan Division from 1908 to 1931. The location was the north terminus, Stop 100, of the radial line that operated between Toronto and Sutton beginning in 1909. The Sutton station was built from 1908 to 1909 and included a freight and express office and waiting room. In March 1931 the Newmarket to Sutton section of the radial line closed, and the City of Toronto sold the property to the Hydro Electric Power Commission to be used as a substation and Keswick regional office.

Architectural Value

The Metropolitan Radial Station located at 163 High Street is of architectural value because the materials, form and style of the main station building are representative of residential Edwardian architecture which was popular in the beginning of the 20th Century. Significant features to the main building include the form, height, scale, massing, and typical Edwardian style elements, the flat 2x2 pane sash type with wood trim, the original as built location of the window openings, the two-storey bay window and overhanging pediment located on the west façade. On the upper third of the structure, the clapboard cladding, corner boards, and the horizontal wood band dividing portions of the structure, hipped gable roof and tongue and groove soffit boards.

Contextual Value

The Metropolitan Radial Railway Station located at 163 High Street has contextual value as physical evidence of the economically important and popular Metropolitan radial line is eroding. This includes loss of generating stations, car barns, passenger and freight stations, track beds, culverts, trestle bridges, and related infrastructure. As the Sutton station survives in near original condition, it is an important artifact that contributes to the understanding of the history of the Toronto and York Radial Line, as well as the past importance of radial railways to the regional economy. The building is still located in its original location, and the corner location allowed commuters to walk to the churches, mills and High Street shops. The building continues to be a landmark and gateway into the village with its unobstructed view from Dalton Road and High Street.

Description of Heritage Attributes

The Description of Heritage Attributes include the following attributes and apply only to the exterior of the main station building which is considered to hold cultural heritage value or interest, and does not include the one storey gable roofed structure abutting the north façade of the station:

Exterior Elements:

- Edwardian style elements including the form, massing, height and scale
- The flat 2x2 pane sash type, wood trim, and location of the original, as built, window openings
- Two-storey bay window on the west façade
- Clapboard cladding on the upper third of the structure, cornerboards, and horizontal wood banding dividing the one third/two thirds portions of the structure
- Hipped gable roof
- Overhanging pediment on west façade
- Tongue and groove soffit boards
- The location of the Station and its continuing relationship with the surrounding streetscapes and unobstructed view of the west and south façades from Dalton Road and High Street.