

June 18, 2018

Town of Richmond Hill,  
225 East Beaver Creek,  
Richmond Hill, Ontario, L4B 3P4

Attention: The Committee of the Whole  
Mayor Barrow and  
Committee Members

**Re: Intent to Demolish 24 Dunlop Street**  
**Date of Meeting June 12, 2018**  
**File NoD-12-07171**  
**Agenda Item 11.17**

Dear Mayor Barrow and Committee Members,

This letter is in response to the Heritage Committee's recommendation to designate 24 Dunlop Street. The following is relative to this recommendation and provides further information with respect to the contextual value of 24 Dunlop Street to the adjacent areas.

24 Dunlop Street is at the south-west corner of Church Street North and Dunlop Street. The following is a brief discussion regarding the relationship of 24 Dunlop Street to the buildings on these two streets.

**Church Street North - See attached Sheets No's 1 & 2**

In the first block south of Dunlop Street, there are 8 houses on the west side and 9 on the east side. Of these houses 2 are designated (including the Manse, which used to be entered off Church Street North), and 7 Listed Houses (not including 24 Dunlop Street). The remaining 8 houses are not on the Heritage Registry.

24 Dunlop Street, while it is not on Church Street North, its side elevation can be seen from that street. Its location is at the extreme north end of Church Street North and is not adjacent to any of the Designated or Listed houses.

From the previously prepared CHIA it was concluded that 24 Dunlop Street did not meet any of the Criteria for designation under Part IV of the Ontario Heritage Act, including Contextual Value. The building is of no particular style with unsympathetic additions and alterations and poor construction. It does not support the designated and listed properties on Church Street North, and there is no evidence to indicate that it is significant to the Village Core.

**Dunlop Street** (formerly Dufferin Street) - See attached Sheet No. 3

The early street, running from Yonge Street, gave access to Amos Wright's farm and Church Street North. Later on, in the early 1900's the street was extended to connect to the very large successful commercial greenhouses farther to the east.

The north side of the street has, at Yonge Street, the designated contemporary St. Mary Immaculate Catholic Church, built in 1967. Going east, there is a contemporary office building and then a 7 storey residential multi unit building of a contemporary design. The buildings on the north side of the street are separated by parking lots and green space and are set well back from the road, which gives the Church and the mid rise buildings a comfortable scale relative to the street.

On the south side of the street, the side elevation of the large three storey office building, fronting on Yonge Street, runs along Dunlop Street, bringing the commercial aspect around the corner onto Dunlop Street. This is a feature that is found on side streets that run off major streets. Going east there is a parking lot for this office building, and then the parking lot for 24 Dunlop Street, which is zoned medical commercial.

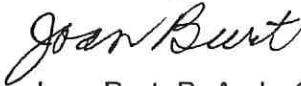
On Dunlop Street east of Church Street North are three houses, and then a 6 or 7 storey multi unit residential building. Farther east are new large residential developments.

This street is both residential and commercial and of mid rise scale where it is closer into the town. Further to the east, the scale changes to low rise, new suburban residential development.

24 Dunlop Street is not adjacent to the designated St. Mary Immaculate Catholic Church, but is across the street from the 2 storey office building which is at the head of Church Street North.

As noted above, from the previously prepared CHIA it was concluded that 24 Dunlop Street did not meet any of the Criteria for designation under Part IV of the Ontario Heritage Act, including Contextual Value. The building does not support the designated Church at the corner of Yonge Street nor does it provide any relevant historical information on the development of Dunlop Street or its buildings and there is no evidence to indicate that it is significant to the Village Core.

Yours Truly

A handwritten signature in cursive script that reads "Joan Burt".

Joan Burt B. Arch, OAA, CAHP

new email address: [joanburtarchitect@rogers.ca](mailto:joanburtarchitect@rogers.ca)

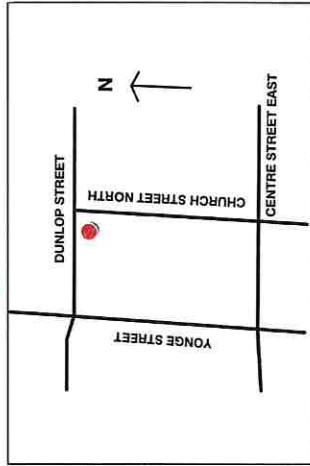


# CHURCH STREET NORTH

## KEY PLAN



24 DUNLOP STREET



## WEST SIDE



**50 Church Street North**  
2 Storey brick hip roof  
Date unknown  
No particular style



**44 Church Street North**  
Bungalow with hip roof  
Circa 1950 - 1970  
more recently modified



**40 Church Street North**  
James H. Ramsden House  
Circa 1914 Listed

## EAST SIDE



**55 Church Street North**  
Bungalow brick with hip roof  
and front gable  
Possibly Georgian inspired



**47 Church Street North**  
2 Storey gable roof with siding  
Vernacular Loyalist inspired



**43 Church Street North**  
Bungalow with hip roof  
Circa 1950 - 1970  
more recently modified



**39 Church Street North**  
Dr. James Langstaff Rental House  
Georgian Circa 1880 Listed



# CHURCH STREET NORTH

2

## WEST SIDE



**38 Church Street North**  
John Duncan House  
1914 Listed



**26 Church Street North**  
William Cook House 1913  
2 1/2 Storey frame brick veneer, with shingle gable  
Four square design inspired  
Listed



**20 Church Street North**  
Albert Hill House c. 1927  
1 1/2 Storey brick, gable roofs  
Arts & Crafts inspired design  
Listed



**16 Church Street North**  
11/2 Storey frame, with siding  
Inspired by Ontario Vernacular Style

## EAST SIDE



**27 Church Street North**  
Dr. Ralph Langstaff House  
Circa 1938 Listed



**19 Church Street North**  
Amos Wright House - 1840  
1 Storey frame with wood siding  
Designated



**9 Church Street North**  
C. H. Sanderson House - c. 1938  
2 Storey brick, with flat roof  
Listed



**33 Centre Street East**  
was the Methodist Church Manse  
previously entered on Church Street North  
2 Storey, brick with gable roofs  
1864 Designated

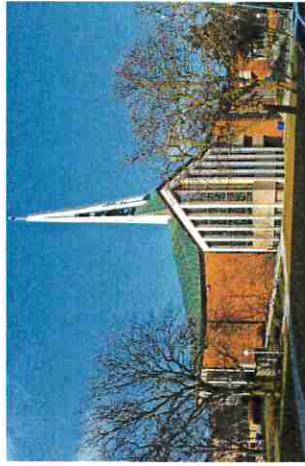
Joan Burt Architect



# DUNLOP STREET

3

## NORTH SIDE



North East Corner Of Yonge & Dunlop Streets  
St Mary Immaculate Catholic Church  
1967 Contemporary Design - Designated



Dunlop Street Opposite Church Street  
Contemporary Design Office Building  
Well Designed, Scale Compatible With  
Its Location



7 Storey Large Residential Building  
Contemporary Design

## SOUTH SIDE



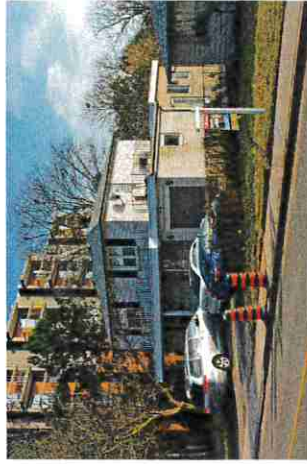
South West Corner Of Yonge & Dunlop Streets  
Large 3 Storey Contemporary Office Building  
In The Foreground Is St. Mary Immaculate Catholic  
Church Property (A Designated Contemporary Building)



24 Dunlop Street - Circa After 1935  
1 1/2 Storey Brick Veneer  
No Particular Style  
Parking Lots To The West & South



South East Corner Of Dunlop And Church Street  
Front Elevation Is Facing Church Street (Circa 1940's)



56 Dunlop Street  
Two Storey House With Attached Garage & Later Addition

Joan Burt Architect