



Staff Report for Committee of the Whole Meeting

Date of Meeting: June 19, 2018

Report Number: SRPRS.18.161

Department: Planning and Regulatory Services

Division: Policy Planning

Subject: Addendum Report to SRPRS.18.140 - Notice of Intent to Demolish 24 Dunlop Street (File No. D12-07171 - SRPRS.18.161)

Purpose:

The purpose of this staff report is to seek Council's consideration regarding the cultural heritage merit of the Lloyd Hill House located at 24 Dunlop Street under Part IV of the *Ontario Heritage Act*.

This report is also to advise Council that the Heritage Richmond Hill Committee (HRH) at its meeting of June 4, 2018, disagreed with staff's recommendation to allow the demolition of the Lloyd Hill House and recommended that the property be designated. The HRH meeting extract is attached as Appendix A. The HRH meeting report SRPRS.18.140 is attached as Appendix B.

Recommendation(s):

- a) That the property located at 24 Dunlop Street does not merit cultural heritage designation under Part IV of the *Ontario Heritage Act*,
- b) That 24 Dunlop Street be removed from the Town of Richmond Hill Inventory of Buildings of Architectural and Historical Importance; and
- c) That the Clerk cause the Municipal Heritage Register to be updated in accordance with the requirements of the *Ontario Heritage Act*.

Contact Person:

Isa James, Senior Urban Designer, phone number 905-771-5529 and/or
Joanne Leung, Manager Heritage and Urban Design, phone number 905-771-5498.

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

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All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

Background:

The property located at 24 Dunlop Street is within the Village Core and is included in the Town's Inventory of Buildings of Architectural and Historical Importance. On May 10, 2018 the owner submitted a Notice of Intent to Demolish accompanied by a Cultural Heritage Impact Assessment (CHIA) completed by Joan Burt Architect.

Under Section 27(1) of the *Ontario Heritage Act*, if a Notice of Intent to Demolish is received by a municipality for a listed heritage property, the *Act* requires that Council, with advice from the municipal heritage committee, be given 60 days to determine whether the property contains sufficient cultural heritage value to merit designation. If Council chooses not to designate, there would be no *Ontario Heritage Act* provision to stand in the way of the demolition once the 60 day period has passed; in this case after July 9, 2018. If Council determined to designate the property, the demolition application would be automatically denied.

Within 60 days, if it is found that there is merit to designate the property, the *Ontario Heritage Act* requires that notice be given to the property owner, the Ontario Heritage Trust and that the Intent to Designate be published in the local newspaper. Any Notice of Intent to Designate by the Town may be appealed to the Conservation Review Board and a hearing would be held.

Notwithstanding the consideration of the designation of the building under the *Ontario Heritage Act*, where a municipality has a demolition control by-law in place, Section 33 of the *Planning Act* prescribes that no demolition of a residential property may occur unless a demolition permit is issued by Council under the *Planning Act*. At present, staff are not aware of any plans by the owner to reconstruct a building on the property. The property at 24 Dunlop Street is subject to the Town's Demolition Control By-law 15-90. The applicant requires Council's approval of the demolition application in order to demolish the structure.

Discussion:

Staff reviewed the submitted CHIA and the cultural heritage significance of the subject property and concurred with the heritage consultant's findings that the property does not merit designation. Staff report SRPRS.18.140 (attached as Appendix B) recommended to the Heritage Richmond Hill (HRH) Committee that the property not be designated and be removed from the Town's Heritage Register.

At its June 4, 2018 meeting, the Heritage Richmond Hill Committee considered that the house contributes to the heritage context of the Village Core. The HRH Committee subsequently recommended that the property be designated under Part IV of the *Ontario Heritage Act* (see June 4, 2018 HRH Extract attached as Appendix A).

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While HRH advises that Council designate this property for contextual reasons, it remains staff's conclusion that the property does not merit designation according to the criteria set out in Regulation 9/06 as discussed in staff report SRPRS.18.140 (attached as Appendix B).

Financial/Staffing/Other Implications:

There are no financial or staffing implications at this time.

Relationship to the Strategic Plan:

A detailed consideration of the heritage merits of the subject property is in keeping with Goal 3 – Outcome 1 of the Strategic Plan which is to “Respect the past through promoting the awareness of the Town’s heritage.”

Conclusion:

Staff recommends to Council that the property located at 24 Dunlop Street not be designated and be removed from the Heritage Register.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

Appendix A Extract from the June 4, 2018 Heritage Richmond Hill Committee Meeting

Appendix B Staff Report SRPRS 18.140 as submitted to the June 4, 2018 Heritage Richmond Hill Committee Meeting

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Report Approval Details

Document Title:	SPRPS. 18.161 .docx
Attachments:	- SRPRS.18.161 Appendix A.pdf - SRPRS.18.161 Appendix B_Part1 of 2.pdf - SRPRS.18.161 Appendix B_Part2 of 2.pdf
Final Approval Date:	Jun 8, 2018

This report and all of its attachments were approved and signed as outlined below:

Patrick Lee - Jun 8, 2018 - 10:28 AM

Kelvin Kwan - Jun 8, 2018 - 11:03 AM

Neil Garbe - Jun 8, 2018 - 3:17 PM