



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: June 11, 2019

Report Number: SRPRS.19.113

Department: Planning and Regulatory Services
Division: Policy Planning - Heritage and Urban Design

Subject: Removal of 880 19th Avenue from Heritage Register (City File # D12-14005)

Purpose:

To seek the Heritage Richmond Hill Committee's consideration regarding the cultural heritage merit of the property located at 880 19th Avenue under Part IV of the *Ontario Heritage Act*.

Recommendation(s):

- a) That Heritage Richmond Hill advise Council the property located at 880 19th Avenue does not merit cultural heritage designation under Part IV of the *Ontario Heritage Act*; and
- b) That 880 19th Avenue be removed from the Municipal Heritage Register.

Contact Person:

Pamela Vega, Heritage and Urban Design Planner, phone number 905-771-5529.
Joanne Leung, Manager of Heritage and Urban Design, phone number 905-771-4598.

Report Approval:

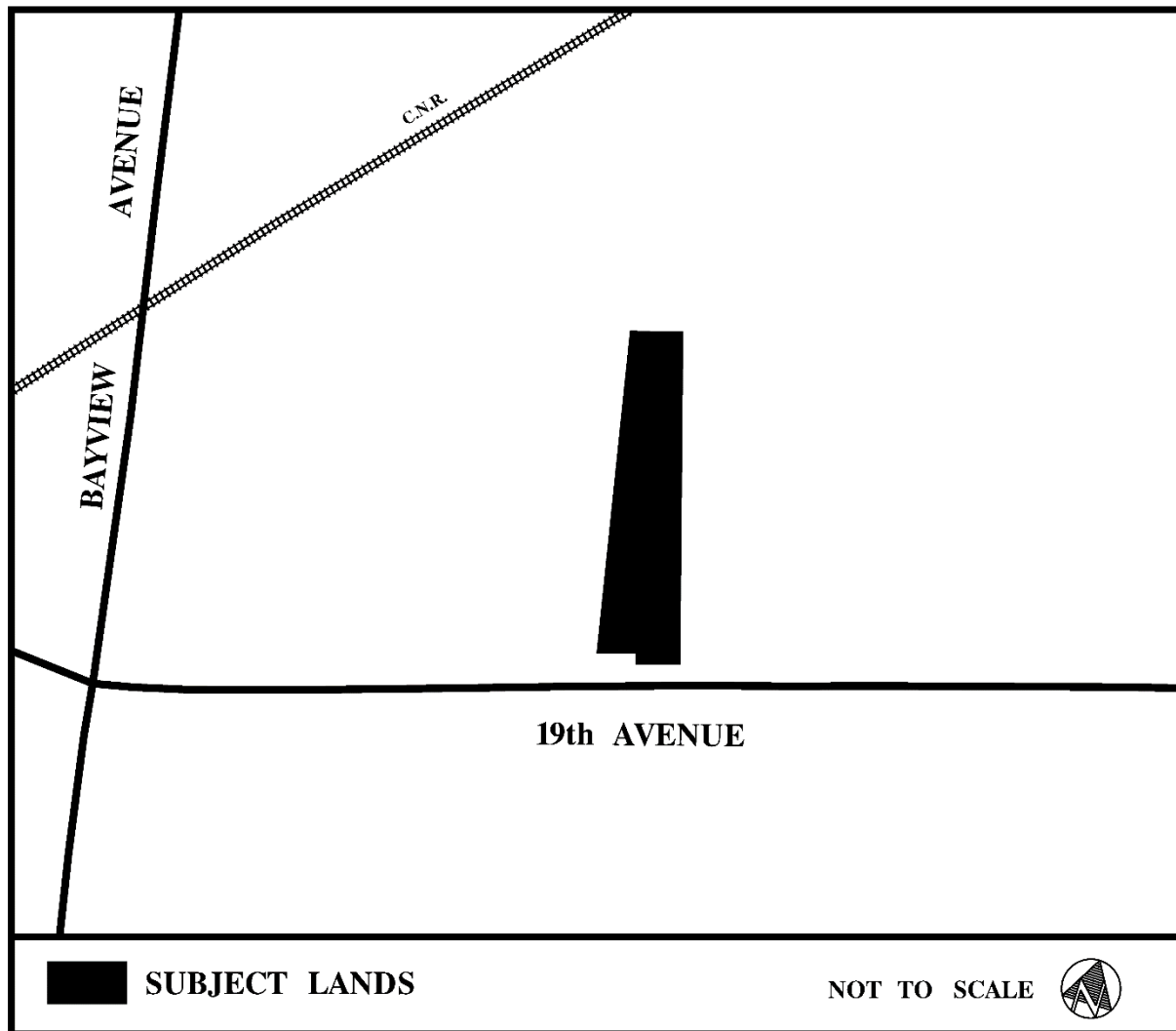
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the report's approval are attached.

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Location Map:



Background:

This staff report provides a review of the subject property from a cultural heritage perspective and seeks Heritage Richmond Hill's (HRH) consideration of the cultural heritage significance of the subject property in accordance with the criteria set out in Regulation 9/06 of the *Ontario Heritage Act* (the "Act").

The 0.91 hectares (2.25 acre) subject property is located on the north side of 19th Avenue, east of Bayview Avenue. On March 24, 2014, it was added by Council to the Municipal Heritage Register under section 27(1.2) of the Act after being identified by Heritage Richmond Hill as having potential cultural heritage value for its 19th century two-storey farmhouse.

In March 2019, the property owner submitted a Cultural Heritage Impact Assessment (CHIA) as part of a site plan application for the subject property (see Appendix A). While

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the application is for an addition to the existing farmhouse, City staff are considering this proposal to be a demolition due to the extent of work proposed; the CHIA also describes the proposed work as a demolition. Accordingly, heritage staff are treating the application as a demolition.

Cultural Heritage Evaluation:

As per section 27(1.3) of the Act, Council may remove a listed property from the Heritage Register should they find that the property does not merit designation. Removing a listed property from the Heritage Register can allow the structure to be demolished.

Regulation 9/06 outlines the criteria for determining whether a property merits designation under the *Ontario Heritage Act*. Should one criterion be met, Council may designate a property. The criteria include the following set of three overarching values within which are nine sub-criterion:

1) Physical/Design Value:

- a. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
- b. Displays a high degree of craftsmanship or artistic merit; or
- c. Demonstrates a high degree of technical or scientific achievement.

2) Associative/Historical Value:

- a. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
- b. Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
- c. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3) Contextual Value:

- a. Is important in defining, maintaining or supporting the character of an area;
- b. Is physically, functionally, visually or historically linked to its surrounding; or
- c. Is a landmark.

The following provides staff's consideration of the Cultural Heritage Impact Assessment for the subject property (Martindale Planning Services, March 4, 2019) as viewed through the lens of this regulation.

Physical/Design Value

While it is estimated that the two-storey frame building was constructed circa 1845, it has been significantly altered and displays few of its original heritage building characteristics. It also does not display a high degree of craftsmanship or artistic merit. Staff concurs with the CHIA's assessment that the structure does not have physical or design value.

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Associative/Historical Value

Martindale was unable to confirm the date of construction nor the name of the builder. No owners of known significance to the community were identified as being connected to the property. There is also no evidence of associations between the property and activities of cultural significance to the City. Due to the numerous physical alterations to the building, it has limited potential to yield information that contributes to an understanding of the community or its culture. Staff concurs with the CHIA that the property does not have associative or historical value.

Contextual Value

The subject property is the only property on 19th Avenue between Bayview Avenue and Leslie Street that is on the Heritage Register. The farmhouse is located at the rear of this heavily treed lot and is not visible from the road. It is not a character-defining element of the neighbourhood.

Conclusion

Staff are in agreement with the heritage consultant with regard to the physical/design, associative/historical and contextual value of the property. The building fails to meet the criteria for determining cultural heritage value and does not merit designation under Part IV of the *Ontario Heritage Act*.

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 880 19th Avenue be removed from the Heritage Register.

Attachments:

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

Appendix A Cultural Heritage Impact Assessment, 880 19th Avenue, Richmond Hill, prepared by Martindale Planning Services (March 4, 2019)

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Report Approval Details

Document Title:	SRPRS.19.113 - 880 19th Ave Her Reg Removal.docx
Attachments:	- Appendix A.pdf
Final Approval Date:	Jun 6, 2019

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

Patrick Lee - Jun 5, 2019 - 3:04 PM

Kelvin Kwan - Jun 6, 2019 - 8:46 AM

Neil Garbe - Jun 6, 2019 - 11:43 AM