



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: October 6, 2020

Report Number: SRPRS 20.139

Department: Planning and Regulatory Services

Division: Policy Planning

**Subject: SRPRS 20.139 Notice of Intent to Demolish 19
Aubrey Avenue (File No. D12-07021)**

Purpose:

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

Recommendation(s):

- a) That Heritage Richmond Hill advise Council the property located at 19 Aubrey Avenue does not merit cultural heritage designation under Part IV of the *Ontario Heritage Act*; and
- b) That 19 Aubrey Avenue be removed from Richmond Hill's *Inventory of Buildings of Architectural and Historical Importance*.

Contact Person:

Joanne Leung, Manager, Heritage and Urban Design, phone number 905 771-5498.

Report Approval:

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

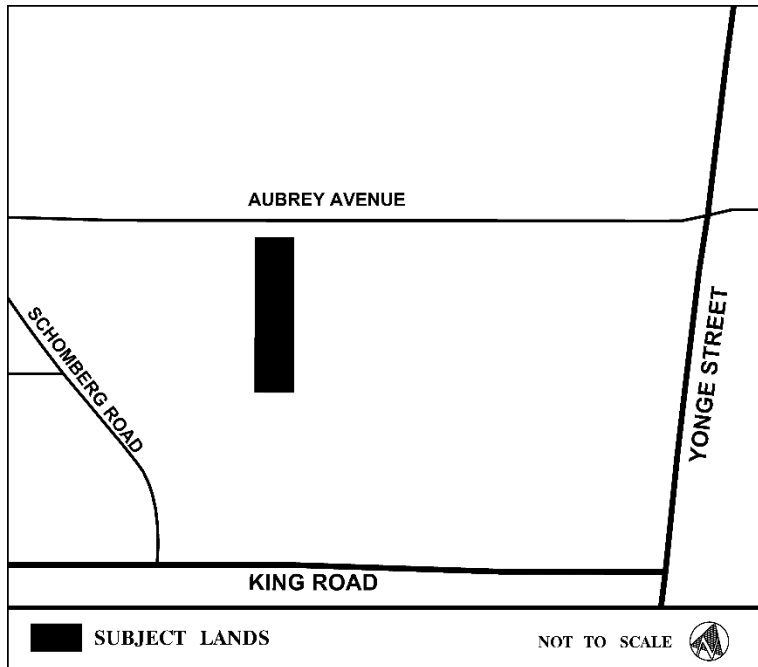
Approved by: Mary-Anne Dempster, City Manager

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 reports approval are attached.

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Location Map:

The map below depicts the property location. Should you require an alternative format, call the contact person listed in this document.



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 subject property is located on the south side of Aubrey Avenue and is approximately 250 metres west of Yonge Street in the community of Oak Ridges. The property contains one structure; a c.1924, 1 storey rectangular plan, gable roof house with an enclosed gable-roofed porch. The house includes a 1 storey rear addition with multiple gables.

On September 4, 2020, the City received the Cultural Heritage Impact Assessment (CHIA) for the property prepared by Somerville Planning as well as the notice of the intent to demolish the structure from the owner of the property. The CHIA is attached as Appendix A to this report.

Staff has reviewed the material and deemed the request to be complete. If Council, after considering the Heritage Richmond Hill Committee's advice on the matter, determines

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the property to be unworthy of heritage designation, the property will be removed from the Heritage Inventory.

Cultural Heritage Evaluation:

Under the *Ontario Heritage Act*, in order for a building to be deemed worthy of designation under Part IV or V of the *Act*, it must meet at least one of the criteria defined under Regulation 9/06 of the *Act*. Council may designate the building under Part IV of the *Act* if one of these criteria is met. The criteria include the following set of three overarching values within which are nine sub-criteria:

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 consultant report as viewed through the lens of Regulation 9/06.

Somerville Planning - Cultural Heritage Impact Assessment: 19 Aubrey Avenue, Richmond Hill

The Somerville report satisfies the requirements of Richmond Hill's terms of reference for a cultural heritage impact assessment and provides a review of the potential cultural heritage value of the subject property through criteria established in Regulation 9/06. The following provides staff's consideration on the key findings from the report.

Physical/Design Value

In order for a property to be considered a candidate for physical/design value, the property must be a rare, unique, representative or early example of a style, type or expression of a particular period. Alternatively the property must display a high degree of craftsmanship or artistic merit. Lastly the building may demonstrate a high degree of technical or scientific achievement.

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It is provided in Richmond Hill's *Inventory of Buildings of Architectural and Historical Importance* that the building was constructed circa 1920. The house was a modest one-storey building at the time of its original construction. There is also a frame one-storey addition with multiple gables at the rear.

19 Aubrey Avenue contains limited design value. The structure was designed to be a simple, efficient and economical one-bedroom house. This design intent is reflected in the overall simplicity of the structure with its basic rectangular plan with gable-roofed front porch and Dutch-style lapboard siding. Staff concurs with the CHIA's assessment that the structure is not a rare, unique or early example of its type and standard materials and construction methods were used. Overall, it does not exhibit a high degree of artistic merit either in its craftsmanship or in its design.



North Elevation -19 Aubrey Avenue (Richmond Hill LACAC File)



South Elevation -19 Aubrey Avenue (Somerville Planning)

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Associative/Historical Value

In order for a property to be considered a candidate for associative historical value, a strong connection must be established between an activity or person of historical significance and the subject property.

The early De Puisaye settlement of Windham (c. late 1700s to early 1800s) was located near the intersection of Yonge Street and Jefferson Side Road, and the settlement consisted primarily of settler log cabins and subsistence farms. By 1806 Windham was abandoned, but it laid the groundwork for the future settlement of Oak Ridges.

Throughout the 19th and 20th century the area around Lake Wilcox to the east of Yonge Street grew as the cottage country away from the noise and dirt of the city. By 1914 a number of Plans of Subdivision had been approved along the west side of Yonge Street as economic housing was needed after the First World War. These developments were suburban in design, unlike the earlier cottage developments. 19 Aubrey was part of a Plan of Subdivision (Plan 202 King Township) created by a company called Investment Securities Ltd. who sold the property to a Ms. Edna Philips on April 3, 1924 for \$8500.

The consultant was unable to associate any of the owners with significant members of the community. Furthermore, no significant community events occurred at the property. Staff concurs with the CHIA that, according to the *Ontario Heritage Act* criteria for designation, there were no historically significant persons having a direct relationship to the property.

Contextual Value

Contextual value is met if a building is important in defining, maintaining or supporting the character of an area. Alternatively contextual value could be met if the property is physically, functionally, visually or historically linked to its surrounding.



Current context of the neighbourhood (Google Map)

Originally, Aubrey Avenue consisted of a number of modest cottage properties which have been removed over the ensuing years. The gradual removal of these structures has left the subject property visually adrift in a new context with an eclectic mix of larger

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suburban houses and barren driveways. The area has lost all historical cohesion due to the eroded streetscape, and this singular property is limited in its ability to demonstrate Aubrey Avenue's historical identity.

Staff Review

Staff is 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 is of the opinion that 19 Aubrey Avenue does not merit designation under Regulation 9/06 of the *Ontario Heritage Act* and recommend that the property be removed from the inventory of listed properties in Richmond Hill's Heritage Register.

Attachments:

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

- **Appendix A** Cultural Heritage Impact Assessment, 19 Aubrey Avenue, Richmond Hill, prepared by Somerville Planning (September 2020)

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Report Approval Details

Document Title:	SRPRS 20.139 Demolition Request for 19 Aubrey Avenue.docx
Attachments:	- SRPRS.20.139 Appendix A - 19 Aubrey Avenue - 8.26.20.pdf
Final Approval Date:	Sep 21, 2020

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

Patrick Lee - Sep 18, 2020 - 1:56 PM

Kelvin Kwan - Sep 18, 2020 - 2:05 PM

MaryAnne Dempster - Sep 21, 2020 - 10:42 AM