



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: November 10, 2020

Report Number: SRPI.20.023

Department: Planning and Infrastructure Department

Division: Policy Planning

Subject: SRPI.20.023 – Removal of 11061 Bayview Avenue from Heritage Register – City File D12-07049

Purpose:

To seek the Heritage Richmond Hill Committee's consideration regarding the cultural heritage merit of the property located at 11061 Bayview Avenue under Part IV of the *Ontario Heritage Act*.

Recommendation(s):

- a) That Heritage Richmond Hill advise Council the property located at 11061 Bayview Avenue does not merit cultural heritage designation under Part IV of the *Ontario Heritage Act*; and
- b) That 11061 Bayview Avenue be removed from the Municipal Heritage Register.

Contact Person:

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

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

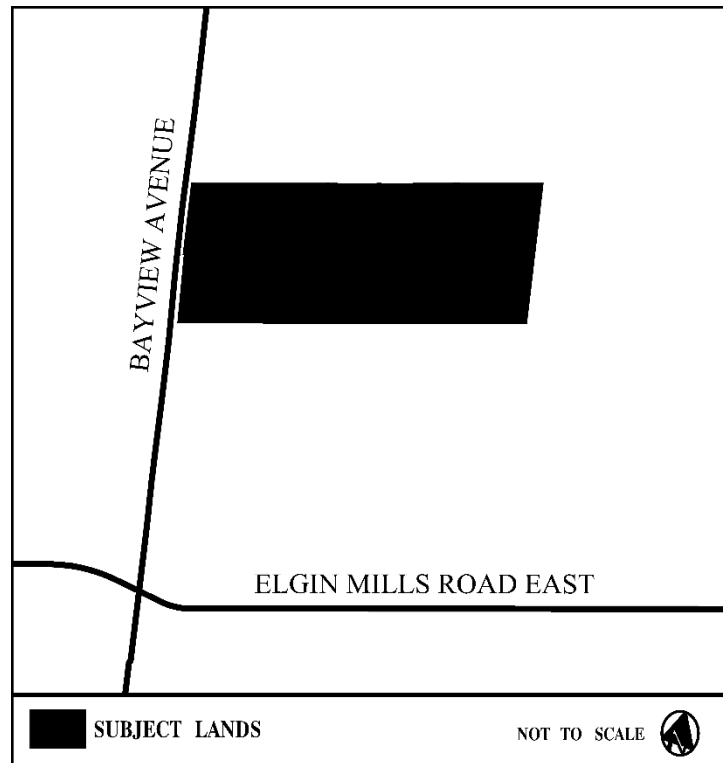
Approved by: Mary-Anne Dempster, City Manager

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:

Below is a map displaying the property location. Should you require an alternative format call person listed under the “Contact Person” above.



Background Information:

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 40.594 hectares (100 acre) property at 11061 Bayview Avenue (the “subject lands”) is located on the east side of Bayview Avenue, north of Elgin Mills Road and is listed on the municipal Heritage Register as a non-designated property. It is part of the North Leslie Secondary Plan, as identified in the City's Official Plan, which anticipates urban development.

The subject lands have a draft approved Plan of Subdivision (File Number 19T-12013) to construct a low-rise residential community. As a condition of this approval, a Cultural Heritage Impact Assessment (CHIA) was required to identify the cultural heritage value of the existing farmhouse, and to determine whether heritage designation and retention is warranted.

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The property owner submitted a CHIA by SRN Architects Inc., dated January 29, 2020 (see Appendix A), and submitted a demolition application for the farmhouse in October 2020.

Cultural Heritage Analysis:

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 property from the Heritage Register allows structures on the property 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 a summary of the findings outlined in the CHIA, as well as staff's consideration of the submitted CHIA as viewed through the lens of this regulation.

Physical/Design Value

The Ontario Gothic farmhouse that exists on the subject lands was constructed c.1875 on a rubble stone foundation, though it has been altered. These alterations include the removal of original chimneys, the addition of a mid-20th century chimney, an enclosed front porch, and the addition of a rear two-storey addition. The structure's interior has also been altered and does not contain any original architectural features except for the wooden floors in some of the rooms. It is not a rare, unique or representative example of Ontario Gothic architecture, it does not display a high degree of craftsmanship or

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artistic merit, nor does it demonstrate a high degree of technical or scientific achievement. It does not meet any of the criteria for physical/design value.

Associative/Historical Value

Many of the property's previous owners were prominent members of the community, including former Reeve David Boyle and the Endean family who owned Endean Brothers Greenhouses and Nursery. Being one property out of many in their extensive land holdings, none of these families are known to have ever resided on the property. While there are connections to prominent members of the community, these connections are secondary in nature and provide little to no information on these families or their histories. It also does not reflect or demonstrate the work of a local prominent individual. As such, the subject property does not meet any of the criteria for associative/historical value.

Contextual Value

The surrounding landscape has undergone significant changes over the past few decades, losing much of its rural character. The once-farmed subject property no longer has links to its surroundings, nor is it known to be a landmark. As such, the subject lands do not meet any of the criteria for contextual value.

Staff are in agreement with the heritage consultant with regard to the physical/design, associative/historical and contextual value of the property. Given the lack of cultural heritage value, staff concur with the CHIA's recommendations that the subject lands do not qualify for designation under Part IV of the *Ontario Heritage Act*, that it may be removed from the City's Heritage Register, and that the owner may proceed with demolishing the existing farmhouse.

Financial/Staffing/Other Implications:

The recommendation of this report does not have any financial, staffing or other implications.

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 that the property located at 11061 Bayview Avenue be removed from the Heritage Register.

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Appendix Contents and Maps:

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 Heritage Impact Assessment, James Clifford House,
11061 Bayview Avenue, Richmond Hill Ontario, prepared by
SRN Architects Inc. (January 29, 2020)

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Report Approval Details

Document Title:	SRPI.20.023 Removal of 11061 Bayview Avenue from Heritage Register.docx
Attachments:	- SRPI.20.023 Appendix A.pdf
Final Approval Date:	Oct 28, 2020

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

Patrick Lee - Oct 26, 2020 - 4:22 PM

Kelvin Kwan - Oct 26, 2020 - 9:16 PM

MaryAnne Dempster - Oct 28, 2020 - 10:26 AM