



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: January 19, 2021

Report Number: SRPI.21.016

Department: Planning and Infrastructure

Division: Policy Planning

Subject: SRPI.21.016 – Heritage Permit Application for
11121 Leslie Street; John McCague House –
City File D12-07270

Purpose:

To seek Heritage Richmond Hill's recommendation to Council to approve the Heritage Permit Application for the demolition and replication of the driveshed for the subject property.

Recommendation(s):

- a) That the Heritage Permit Application to allow the demolition and replication of the driveshed at 11121 Leslie Street as described in the Conservation and Replication Plan attached as Appendix B to Staff Report SRPI.21.016, be approved.

Contact Person:

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

Report Approval:

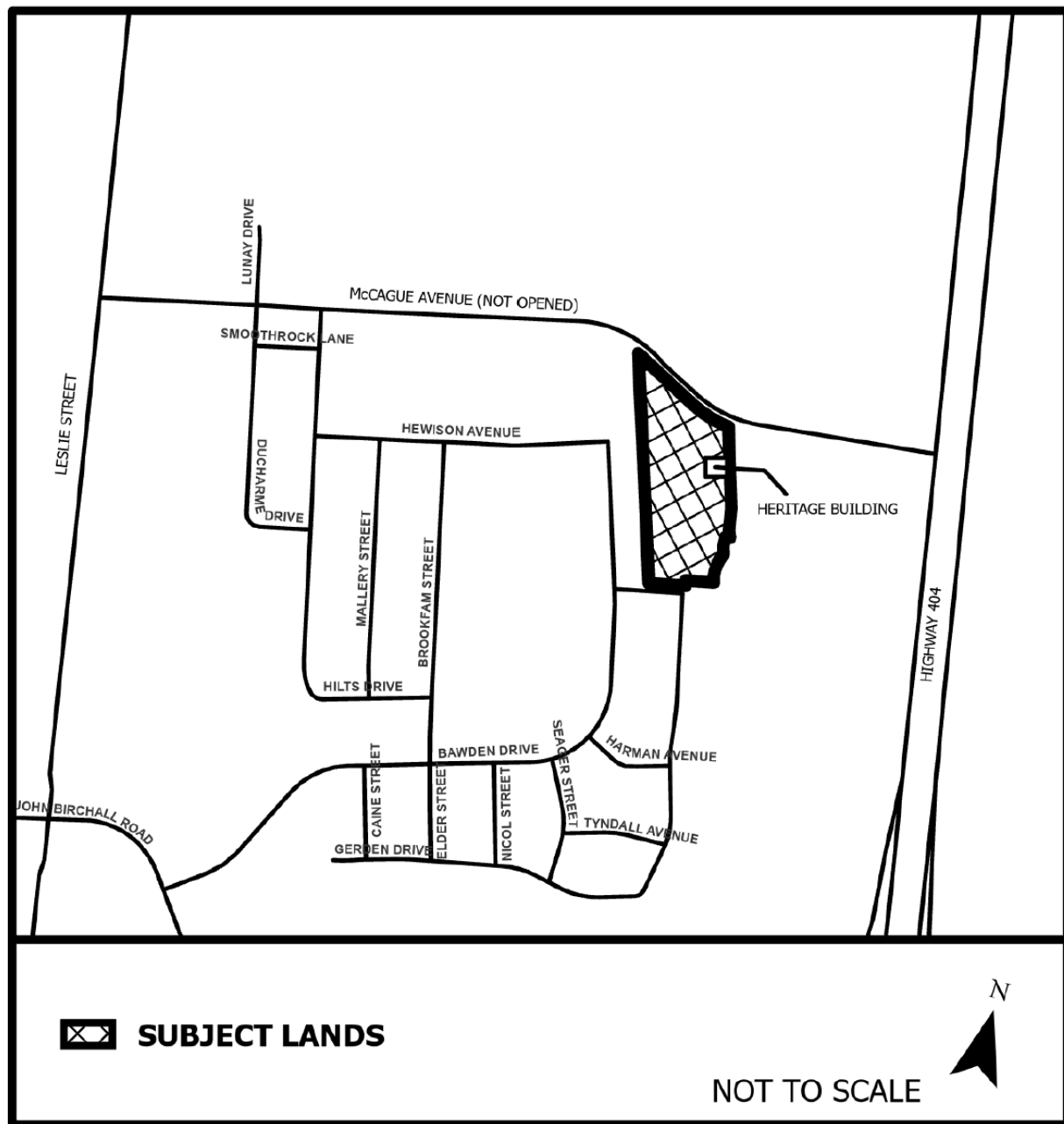
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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:



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Background:

The property containing the John McCague House and driveshed, located at 11121 Leslie Street, is designated under Part IV of the *Ontario Heritage Act* under Designating By-Law 20-08 (amended by By-Law 54-17) for historical and architectural reasons. These reasons are outlined in the By-law, attached as Appendix A to this report.

In 2015, the owner submitted a Draft Plan of Subdivision for the property, which proposed to restore the existing heritage structures as part of a larger residential development. A Heritage Conservation Brief by Wayne Morgan was included in this submission, which concluded that the proposal does not adversely impact the heritage attributes of the property. Staff concurred with these conclusions.

In April 2020, the City entered into a Heritage Restoration Agreement with the property owner on the restoration of the John McCague House. This work proposes to restore the structure's exterior features including windows, doors, woodwork and masonry, replacing only when an element is too deteriorated to properly restore. The Heritage Restoration Agreement which included a letter of security will help to ensure that this work is completed as approved.

The owner also submitted a Heritage Permit Application to demolish the driveshed and replicate it on a new foundation. It was accompanied by a Conservation and Replication Plan (prepared by Scott Rushlow Associates Ltd, dated December 16, 2019), which outlines the proposed work in detail, and is attached as Appendix B.

Development Proposal:

A letter from a structural engineer included in the Conservation Plan states that the driveshed was not suitable for use and recommends demolition. Because of this, the owner proposes to replicate the driveshed with new material on a new foundation directly north of the current location, and demolish the existing driveshed (see Figure 1 below). This is in line with Standards 10 and 13 of the *Standards and Guidelines for the Conservation of Historic Places in Canada*, which state that when character-defining elements are too deteriorated to repair and when physical evidence exists, they can be replaced with new elements that match the originals. The owner also proposes to rotate the driveshed so that its entrance faces south towards the driveway.

The demolition of the existing driveshed abides by national standards, and the proposed new location of the replicated driveshed maintains the close relationship between it and the John McCague House, while also increasing its usability. As such, staff is in support of the work as proposed.

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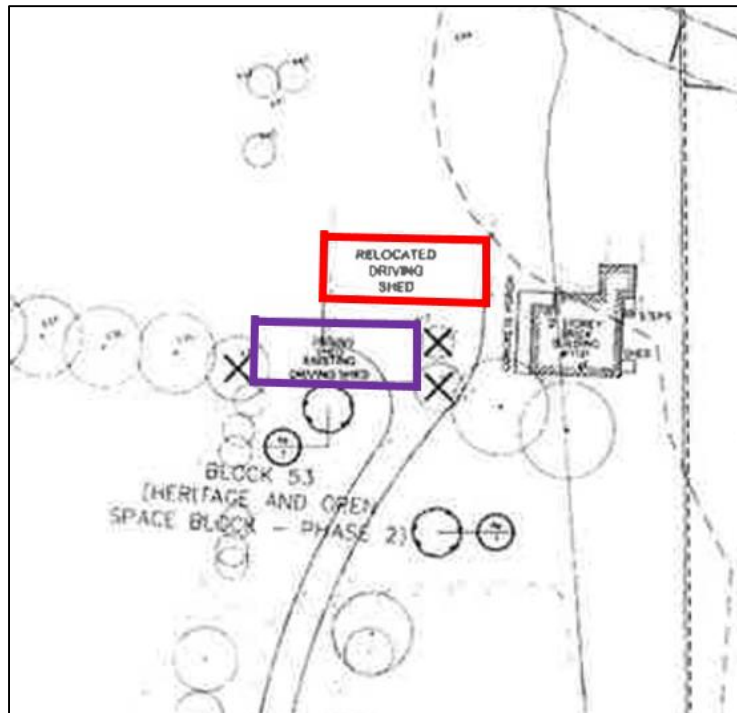


Figure 1: Map illustrating the existing location of the driveshed (in purple) and the proposed new location for the driveshed (in red).

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's Outcome, "Respecting the past"**, by promoting awareness of the City's heritage. It further implements the direction to achieve **Goal 3, "A More Vibrant Richmond Hill"** by "stewarding Richmond Hill's heritage resources".

Conclusion:

The work proposed on the John McCague House property increases its usability and allows for its continued use. Having reviewed the submitted Conservation Plan, staff recommends that the Heritage Permit Application be approved.

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 By-Law 54-17, a By-law to Authorize the Designation of 11121 Leslie Street (The John McCague House)

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- Appendix B The “Jane McCague Farmhouse” Conservation Plan and the “John McCague House Driveshed” Replication Plan, prepared by Scott Rushlow Associates Ltd, dated December 2019

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Report Approval Details

Document Title:	SRPI.21.016 Heritage Permit Application for 11121 Leslie Street - City File D12-07270.docx
Attachments:	- SRPI.21.016 Appendix A - Designating By-Law 54-17.pdf - SRPI.21.016 Appendix B - Conservation and Replication Plan.pdf
Final Approval Date:	Jan 8, 2021

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

Patrick Lee - Jan 7, 2021 - 3:01 PM

No Signature - Task assigned to Kelvin Kwan was completed by delegate Paolo Masaro

Kelvin Kwan - Jan 7, 2021 - 6:00 PM

MaryAnne Dempster - Jan 8, 2021 - 10:01 AM