



## Heritage Richmond Hill

### Minutes

**HRH#01-21**

**Tuesday, January 19, 2021, 7:00 p.m.**

**(Electronic Meeting pursuant to Section 238(3.3) of the Municipal Act, 2001)**

An Electronic Heritage Richmond Hill Meeting, pursuant to Section 238(3.3) of the *Municipal Act, 2001*, of the Council of the City of Richmond Hill was held on Tuesday, January 19, 2021 at 7:00 p.m. via videoconference.

Committee Members present via videoconference:

Morteza Behrooz (Ward 2) Chair  
Marj Andre (Richmond Hill Historical Society) Vice-Chair  
Councillor West  
James Counter (Ward 1)  
Helen Lu (Ward 3)  
Dan Kelly (Ward 4)  
Barbara DiMambro (Ward 5)  
Doris Dumais (Ward 6)  
Joseph Deveau (Richmond Hill Public Library)  
Al Itwar (Member at Large)  
Anthony Yeung (Education Community)

Regrets: Councillor Cilevitz

Staff member present via videoconference:

P. Lee, Director, Policy Planning  
T. Steele, Director, Community Standards  
J. Leung, Manager, Heritage and Urban Design  
P. Vega, Urban Design/Heritage Planner

Staff members present on the 8<sup>th</sup> floor of the main municipal offices:

R. Ban, Deputy City Clerk  
L. Sampogna, Council/Committee Coordinator

The Chair called the meeting to order at 7:00 p.m. and provided opening remarks with respect to tonight's electronic Heritage Richmond Hill meeting.

**1. Adoption of Agenda**

Moved by: D. Dumais

That the agenda be adopted as distributed by the Clerk with the following additions:

- a) Changes to the Ontario Heritage Act - Verbal update by Pamela Vega, Urgan Design/Heritage Planner - (refer to Item 5.5)
- b) Delegation by Murray Evans, Evans Planning, and Mark Hall, MW Hall Corporation, regarding the Notice of Intent to Demolish 16 Centre Street West - (refer to Item 5.2)

Carried

**2. Disclosures of Pecuniary Interest and General Nature Thereof**

There were no disclosures of pecuniary interest by members of the Committee under the *Municipal Conflict of Interest Act*.

**3. Minutes of Previous Meeting**

**3.1 Minutes - Heritage Richmond Hill meeting HRH#07-20 held December 8, 2020**

Moved by: D. Kelly

- a) That the minutes of Heritage Richmond Hill meeting HRH#07-20 held December 8, 2020 be adopted.

Carried

**4. Delegations**

**4.1 Murray Evans, Evans Planning Inc., and Mark Hall, MW Hall Corporation, regarding the Notice of Intent to Demolish 16 Centre Street West - (Item 5.2)**

Murray Evans, Evans Planning Inc., addressed Committee regarding the Notice of Intent to demolish 16 Centre Street West and advised that he was asked to assist with the redevelopment of the subject lands and the adjacent lands located at 20 Centre Street West. He advised that he was

in support of staff's recommendations to remove the non-designated property from Richmond Hill's Heritage Register, indicated that the property was reviewed by City staff and Mark Hall, MW Hall Corporation, in accordance with the criteria set out in the *Ontario Heritage Act*, and found that the building was significantly altered over the course of time and lacked particular merits of retention. M. Evans advised that both he and M. Hall were available to answer any questions from Committee members.

Mark Hall, President, MW Hall Corporation, advised of his support to staff's recommendation to de-designate the structures on the property located at 16 Centre Street West. He advised that in his professional opinion, the building had been substantially modified, reviewed the building's structure and orientation changes and stated the building did not merit its continuation of designation and that redevelopment of the subject lands was recommended.

## **5. Scheduled Business**

### **5.1 Presentation by Tracey Steele, Director, Community Standards, and Joanne Leung, Manager, Urban Design, entitled "Protecting Heritage Properties - Monitoring, Maintenance and Enforcement"**

Tracey Steele, Director, Community Standards and Joanne Leung, Manager, Heritage and Urban Design made a collaborative presentation to Committee regarding monitoring, maintenance and enforcement to protecting the City's heritage properties. They reviewed the protection tools available to manage property standards, explained what a Property Standards By-law is and what it regulates; how the heritage property amendment is added to the Property Standards By-law and what it means; and reviewed enforcement approaches and processes highlighting where the tools could be utilized. Pamela Vega, Urban Design/Heritage Planner, reviewed municipal benchmarking with neighbouring municipalities in Ontario, noted how they approached the protection of heritage properties, and concluded by providing a summary of the presentation.

Committee members extended their thanks to staff for a very informative presentation. Committee reviewed past designated properties such as 33 Roseview Avenue, the Jefferson Schoolhouse, and the Dr. Duncumb's Hall that was subsequently neglected and demolished, and inquired if there were weaknesses in the system and whether there were alternatives in the past to protecting designated properties. Staff advised of the

extensive process carried out when negotiating with heritage property owners and the challenges involved when proposed redevelopment was pursued. Staff reviewed the redevelopment application process for Dr. Duncumb's Hall and advised they would like to explore the ability to instantly require property owners of designated buildings applying for a redevelopment application to bring the property to a minimum standard before the Planning Department processes the application, but stated that they would need to confirm whether this would be legally permitted.

Committee provided comments on the enforcement spectrum and suggested implementing a vacancy register as a mid-option ranging between the complaint-based and the proactive approach that would alert staff that the property was under review and would allow appropriate City resources to monitor the specific sites periodically.

Committee members discussed the enforcement approach, and suggested that staff educate and inform owners of designated properties of their accountabilities under the Property Standards By-law; and to include a section in the By-law that prevents deterioration of existing heritage properties while awaiting for redevelopment approval. Committee members also suggested that staff educate residents at large about designated properties that are not being properly maintained, particularly properties that are vacant and under review for redevelopment. This would allow residents to contact the enforcement section who would investigate to ensure the designated property continues to be protected. Members requested that staff continue to explore alternative mechanisms for ensuring that designated properties continue to be properly managed.

Members of the committee also proposed communication options for staff's exploration, which included issuing a general letter to all heritage property owners and hosting an information and education campaign on the subject of maintenance of heritage properties.

It was pointed out that there were fines for demolition and alteration under the *Ontario Heritage Act* and further discussion occurred on how fines were set in the municipal by-law for heritage properties that were not maintained appropriately. T. Steele advised that the *Provincial Offences Act* fines for By-law offences are set by an Ontario Court Justice.

Moved by: D. Dumais

## **Recommendation 2**

**That the Heritage Richmond Hill Committee recommends to Council:**

- Approved at the  
January 27, 2021  
Council meeting

- a) That the presentation by Tracey Steele, Director, Community Standards, and Joanne Leung, Manager, Urban Design, entitled "Protecting Heritage Properties - Monitoring, Maintenance and Enforcement", be received;
- b) That Council direct staff to explore different mechanisms for ensuring that designated properties continue to be properly managed and that they meet the standards of the Property Standards By-law while the owners are awaiting Development Application approvals;
- c) That Council direct staff to explore the opportunity to educate and inform property owners of their responsibilities under the Property Standards By-law;
- d) That Council direct staff to explore a mechanism to inform and educate residents of what is in the Property Standards By-law and that there is an ability to advise the City about properties that are not maintained up to Property standards.

Carried

**5.2 SRPI.21.011 - Notice of Intent to Demolish 16 Centre Street West - City File D12-07105**

Committee members extended their appreciation to Mark Hall for the Cultural Heritage Impact Assessment (CHIA) report and to staff for their review and staff report. Discussion ensued regarding the building's appearance before and after significant alterations were made, and advised that they were in agreement to staff's recommendations contained in the staff report.

Clarification was requested as to why the staff report was not presented at the December 8, 2020 Heritage Richmond Hill meeting; why the building did not represent an example of any particular period when it was built in 1872, the year Richmond Hill was incorporated; why a visit of the interior of the building was not entered when preparing the CHIA report; whether there are any remaining elements that could be salvaged from the building that could correspond to Item 8, Conservation Strategy to the CHIA; and if any of the original building photographs would be archived.

J. Leung advised the initial report was incomplete and was then later received complete in accordance with the Terms of Reference. M. Hall further indicated that the delay in the report was the result of ascertaining

the chain of property ownership. M. Hall explained the building did not represent a particular period, noted the building shape was basic, and the much modified renovation and changes added to its loss in character as an early farmhouse. He reviewed how the exterior alternations also changed the interior of the building, advised that the exterior architecture elements had been removed or covered up, and that prior to demolishing the building, a visit of the interior for any remaining elements would be completed. J. Leung reviewed the ongoing physical filing system for listed and designated properties, noted the types of records included in the filing system and how they were stored.

Moved by: Councillor West

### **Recommendation 1**

**That the Heritage Richmond Hill Committee recommends to Council:**

- Approved at the  
January 27, 2021  
Council meeting

**a) That the property located at 16 Centre Street West does not merit cultural heritage designation under Part IV of the *Ontario Heritage Act*;**

**b) That 16 Centre Street West be removed from Richmond Hill's Heritage Register.**

Carried

### **5.3 SRPI.21.016 - Heritage Permit Application - 11121 Leslie Street - John McCague House - City File D12-07270**

Committee members did not have any questions or comments related to the Heritage Permit Application for 11121 Leslie Street, John McCague House.

Moved by: B. DiMambro

### **Recommendation 3**

**That the Heritage Richmond Hill Committee recommends to Council:**

- Approved at the  
January 27, 2021  
Council meeting

**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**

Carried

**5.4 Designation Sub-Committee - Verbal Update**

D. Kelly advised that the Designation Sub-committee was following up in obtaining feedback from the Historical Society on utilizing the point system evaluation form as means to identify properties that could potentially be included on the list of Inventory of Cultural Heritage Resources. M. Andre advised that she would follow up with the Historical Society at their next executive meeting and would provide comments.

Moved by: D. Dumais

a) That the verbal update by the Designation Sub-Committee be received.

Carried

**5.4.1 Request to update the 2009 Heritage Policy Review and Key Directions Report and the Heritage Review Discussion Paper, as part of the City's Official Plan Update Process**

D. Kelly provided contextual information regarding the request to update the 2009 Heritage Policy Review and Key Directions Report and the Heritage Review Discussion Paper as part of the City's Official Plan update process. He advised that the regulatory framework had been changed over the past years as well as other elements pertaining to heritage, and that it should be updated so that the Committee could discuss and provide opinions as input to the City's updated Official Plan process.

Moved by: D. Dumais

**Recommendation 4**

- Approved at the  
January 27, 2021  
Council meeting

**That the Heritage Richmond Hill Committee recommends to Council:**

**a) That Council direct staff to update the 2009 Heritage Policy Review and Key Directions Report, and the Heritage Review Discussion Paper, to include a framework that would allow for Heritage Richmond Hill Committee to provide input into the current update of the City of Richmond Hill's Official Plan Update.**

Carried

**5.5 Changes to the Ontario Heritage Act - Verbal Update by Pamela Vega, Urban Design/Heritage Planner**

Pamela Vega, provided an update regarding the changes to the *Ontario Heritage Act* amendments, as detailed in the correspondence received from the Ministry of Heritage, Sport, Tourism and Culture Industries, dated January 12, 2021, included as Agenda Item 5.5, and advised that staff would keep the Committee informed as further updates become available.

Clarification was requested on whether the increasing of fines for altered and demolished properties was being reviewed as part of the legislation amendments. P. Vega advised that the fines are defined under the *Ontario Heritage Act* and noted the difficulties in the past for municipalities enforcing fines for altered and demolished properties.

Moved by: H. Lu

a) That the verbal update by Pamela Vega, Urban Design/Heritage Planner, regarding changes to the Ontario Heritage Act, be received.

Carried

**6. Date of Next Meeting**

The next meeting of Heritage Richmond Hill was scheduled on Tuesday, February 9, 2021 at 7:00 p.m.

**7. Adjournment**

Moved by: M. Andre

That the meeting be adjourned.

Carried

The meeting was adjourned at 8:33 p.m.