



## **Staff Report for Heritage Richmond Hill Meeting**

**Date of Meeting:** May 17, 2022

**Report Number:** SRPI.22.048

**Department:** Planning and Infrastructure

**Division:** Policy Planning

**Subject:** **SRPI.22.048 Request to Amend Heritage Designating By-law 290-98, 1000 Elgin Mills Road East (City File #D12-07173)**

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### **Purpose:**

To seek Heritage Richmond Hill's consideration to modify the extent of the designated area, to amend the legal description, and to amend the language to describe the cultural heritage value or interest in Designating By-law 290-98.

### **Recommendation(s):**

- a) That Heritage Richmond Hill recommends to Council that the proposed amendments to Designating By-law 290-98 as provided in SRPI.22.048 be approved;
- b) That the Clerk provide the owner of the designated property described in municipal By-law 290-98, written notice of the proposed amendment to correct the legal description and the description of the cultural heritage value or interest of the said property in accordance with section 30.1 of the *Ontario Heritage Act*;
- b) That, pending no objection from the owner during the 30-day post-notification period, the Amending By-law substantially in the form as set out in Appendix B to Staff Report SRPI.22.048 be adopted by Council;
- c) That the Clerk:
  - (i) provide a copy of the Amending By-law to the Ontario Heritage Trust;
  - (ii) cause the Amending By-law to be registered against the property; and,
  - (iii) update the Municipal Heritage Register, in accordance with the requirements of the *Ontario Heritage Act*.

### **Contact Person:**

Pamela Vega, Heritage and Urban Design Planner, phone number 905-771-5529

## Page 2

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

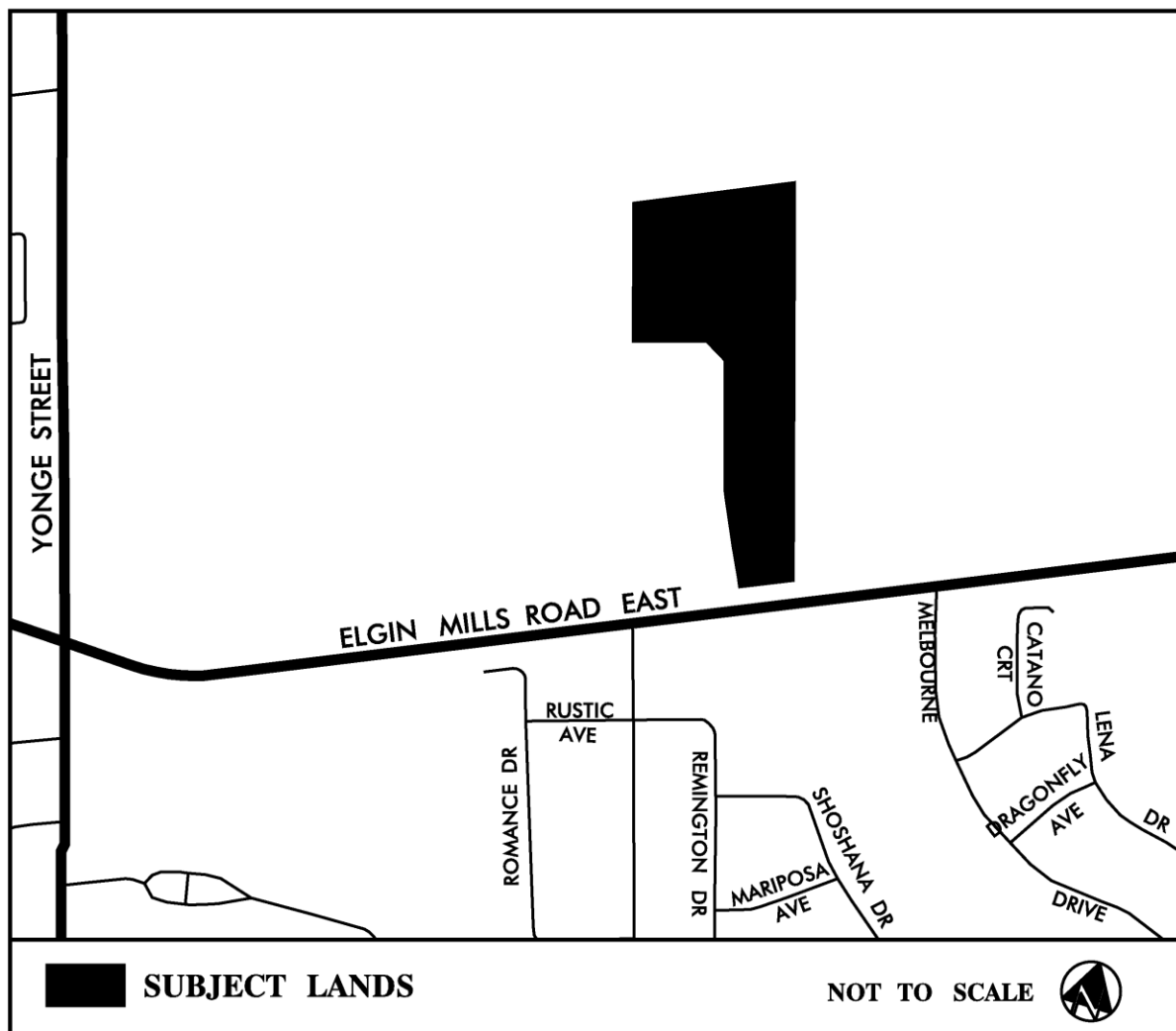
### Report Approval:

**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure

**Approved by:** Darlene Joslin, Interim 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.

### Location Map:



## Page 3

### Background:

The Steckley-Eyer House is located on the north side of Elgin Mills Road East between Shirley Drive and Melbourne Drive. It is designated in 1998 under Part IV of the *Ontario Heritage Act* (the “Act”) through Designating By-law 290-98 for its circa 1835 Georgian farmhouse and 19th century stone outbuilding (see Appendix “A”), known as the Steckley-Eyer House and the Creamery, respectively.

Originally, 1000 Elgin Mills Road East contained a large area of land and in 2001, the western portion was severed and resulted in two property addresses: 1000 Elgin Mills Road East, and 980 Elgin Mills Road East. As the by-law was passed prior to the severance, the current Designation By-law 290-98 contains both 1000 Elgin Mills Road East and 980 Elgin Mills Road East. The property now known as 980 Elgin Mills Road East does not contain any heritage attributes.

In 2015, the owner of 1000 Elgin Mills Road East submitted a planning application proposing a residential condominium complex in the rear portion of the property, with the historic house and stone outbuilding being restored and retained in situ.

As part of this planning application, the City requires conveyance for road allowance and a Natural Heritage System, neither of which contain cultural heritage resources or heritage attributes.

### Discussion:

This report recommends that the Designation By-law 290-98 be amended by removing 980 Elgin Mills Road East and the lands conveyed to the City for a road allowance and for a Natural Heritage System from the heritage designation boundaries, and by refining the language used to describe the property’s cultural heritage value. Figure 1 identifies the three areas that are being recommended to be removed from the heritage designation.

### Removal of Lands from Heritage Designation Boundaries

#### Removal of 980 Elgin Mills Road East

Originally, 1000 Elgin Mills Road East contained a large area of land and in 2001, the western portion was severed and resulted in two property addresses: 1000 Elgin Mills Road East, and 980 Elgin Mills Road East. The property now known as 980 Elgin Mills Road East does not contain any heritage attributes, but is still covered by Designation By-law 290-98. This property is being recommended for removal from the heritage designation boundary.

Releasing the lands now known as 980 Elgin Mills Road East from the heritage designation will allow the owners of this property to make any changes to the property that are needed without requiring approval of a Heritage Permit. These lands do not include any identified heritage attributes, nor will the removal of the heritage designation

## Page 4

cause physical or visual impacts to the cultural heritage value of 1000 Elgin Mills Road East.



**Figure 1:** Aerial photo identifying the location of the property's heritage attributes (in green), lands to be conveyed as a Natural Heritage System (in blue), lands to be conveyed for road allowance (in red), and the lands now known as 980 Elgin Mills Road East (in yellow).

### Removal of Lands Conveyed to the City

In 2015, the owner of 1000 Elgin Mills Road East submitted a planning application for the property. As part of this application, the City requires conveyance to the municipality for road allowance and a Natural Heritage System. Neither of these lands contain

## Page 5

cultural heritage resources or heritage attributes. These two areas are being recommended for removal from the heritage designation boundary.

Releasing the portions of land to be conveyed as a Natural Heritage System and as a road allowance from heritage designation will allow the City to complete routine road work and future upgrades without requiring heritage permits. The lands to be conveyed do not include any identified heritage attributes, nor will their conveyance cause physical or visual impacts to the property's cultural heritage value.

### **Revision of Language According to Changes to the *Ontario Heritage Act***

Since 1998, when the original designation by-law was passed, the *Ontario Heritage Act* has new requirements for preparing designation by-laws. Designation by-laws are now required to include a statement explaining the cultural heritage value or interest of the property and identifying which of the criteria set out in Ontario Regulation 9/06 (Criteria for Determining Cultural Heritage Value or Interest) it meets. The description of the heritage attributes must also explain how each heritage attribute contributes to the cultural heritage value or interest of the property. The current designation by-law does not include this information.

Section 30.1(15) of the *Ontario Heritage Act* states that when a designation by-law is amended, it must meet the new requirements. Accordingly, this staff report recommends that in addition to revising the designation boundary, that the language describing the reasons for designation and the property's heritage attributes in Designation By-law 290-98 be revised to meet the current standards. This would be done by replacing Schedule "A", Reasons for Designation" in the designation by-law, with a revised "Statement of Significance" and list of heritage attributes (see Appendix B). Staff have restructured the information provided in the original designation by-law in order to meet the new requirements of the *Ontario Heritage Act*. No new information or details have been added to the proposed amending by-law.

This amendment will make it easier for the City to help manage future changes to the property while still protecting its cultural heritage value.

### **Financial/Staffing/Other Implications:**

There are no financial or staffing implications at this time.

### **Relationship to Council's Strategic Priorities 2020-2022:**

A detailed consideration of the impacts that the designation by-law amendment will have on the Subject Property's cultural heritage value is in keeping with the Strategic Priority "Balancing Growth and Green", as the development of 1000 Elgin Mills Road East will help to ensure that the Steckley-Eyer House and the stone outbuilding continue to be used. It also relates to Strategic Priority "Strong Sense of Belonging" by helping to conserve Richmond Hill's cultural heritage resources.

## **Page 6**

### **Conclusion:**

Amending the designation by-law for 1000 Elgin Mills Road East by revising the designation boundary and revising the language used to describe the property's cultural heritage value will not have a visual or physical impact on the property's cultural heritage significance, as the lands to be removed from the designation by-law do not contain any heritage attributes. Amending the by-law will also help facilitate the progress of the proposed residential development on the property, which includes the restoration and adaptive reuse of the Steckley-Eyer House and the stone outbuilding. It will also make it easier for the City to help manage future changes to the property.

### **Attachments:**

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

- Appendix A – Designating By-law 90-98
- Appendix B – Draft Amending By-law

## Page 7

### Report Approval Details

Document Title:	SRPI.22.048 1000 Elgin Mills Road E Amending By-law.docx
Attachments:	- SRPI.22.048 Appendix A.pdf - SRPI.22.048 Appendix B.pdf
Final Approval Date:	Apr 29, 2022

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

**Patrick Lee - Apr 28, 2022 - 4:07 PM**

**Kelvin Kwan - Apr 29, 2022 - 9:40 AM**

**Darlene Joslin - Apr 29, 2022 - 1:31 PM**