A roadmap to dealing with Demolition by Neglect In Richmond Hill



Agenda

The trend is not our Friend! - The state of our Heritage Inventory

What to do? – Where to Focus

A way Forward! – Some short term and mid term action items

The trend is not our Friend! - The state of our Heritage Inventory

Ward	Tot	al	Desig	nated	L	isted	City Owned			
	2008	2021	2008	2021	2008	2021	2008	2021		
1	86	33	6	6	80	27	1	1		
2	136	111	17	16	119	95	1	1		
3	119	82	70	62	49	20	2	2		
4	159	117	25	24	134	93	3	2		
5	24	11	3	3	21	8	1	1		
6	19	6	4	4	15	2	4	4		
Total	543	360	125	115	418	245	12	11		
△%		(33.8)		(8.0)		(41.4)		(8.3)		

If current trends continue

- There will be no Heritage inventory by 2047 (except for the 11 owned by the city).
- Two things determine the level of HRH inventory:
 - Properties added to the list (Input Listed/Designated)
 - Properties removed from the list (Output delisted/demolished)
- Major influencers of the above are the current/future legislative framework (provincial and municipal) and economic environment
 - growth vs cultural preservation A balancing act
 - control of listing now rests with owners, rendering the current HRH strategy ineffective in adding to the HRH inventory for protection
 - Governmental leadership (provincial and municipal) has greatly tilted to a growth priority
 - Increased use of MCO's and the Affordable Home Task Force considers Cultural Heritage to be a major barrier despite the facts.
 - Land values render preservation of cultural heritage uneconomic

What to do?

Input:

- Evolve from a historical perspective/focus to a cultural heritage one
- PR on the benefits of cultural preservation with co-existence of growth strategies

Output:

- Can anyone tell me what these numbers represent?
 - **1**0027; 11575; 11666; 1621; 630; 83
- " If you can't measure it you can't Manage it"
- With limited resources our focus must be limited to high risk properties These are Properties of Interest
- A major barrier to manage our HRH Inventory is a lack:
 - 1. Transparency
 - 2. Visibility
 - 3. Enforcement

Focus on Cultural Heritage Vacant Properties

- Major loop-holes exist in the application of maintenance and enforcement rules of vacant designated and listed properties
- Applications for demolition permits provide no advance visibility to the HRH. It is too late for any options to preserve/rehabilitate the property. Listed properties are even less visible and "protected".
- Without transparency, visibility, and enforcement the HRH cannot provide timely quality advice to Council regarding cultural heritage options.
- Vacant properties are a good indicator of a property at risk. Of the 18 properties of interest, 17 are vacant 56% are designated.

Properties of Interest in 2022

Basic Information on our 2022 Heritage Inventory

Properties Vacant or needs monitoring for upkeep – aka Properties of Interest

-21 18

•13 10 designated

8 listed

Ward	Listed #	Designated #	Total
1	4	0	4
2	2	3	5
3	2	5	7
4	-	2	2
5	-	-	-
6	-	-	-
Ttl of Interest	8	10	18
Ttl Inventory	245	113	358
%	3.3	8.8	5.0

A way Forward - A short term action item

- Action Item recommend to immediately adopt a practice of a standing HRH agenda item that reviews one or two Properties of Interest at each HRH meeting
 - Many Municipalities in Canada and the US have adopted a proactive approach.
 - One approach is the municipality maintains a registration of the Vacant properties and charge a fee which funds increased scrutiny and enforcement.
 - A list of Properties of Interest has been created to allow the HRH be more proactive and can evolve to a registration model. This would allow a rolling 10 to 20 month HRH review of properties of interest.

HRH Properties of Interest 2022

			STREET			TOWN_									
Status	SUBCATEGORY	NAME	_NUMB ER	STREET NAME	DESIGN ATED	OWNE D	Ward	CONSTR_DA TE	ARCHITECTURE	EXTERIOR_FR	CONSTR :		R BUILDER	Plagua	vacancy? Based on Pics
Status		Glen Lonely: Robert Davies	LIX	STREET_INAME	AILD	U	1		Information not	AIVIE	_111	ILS	BUILDER	riaque	vacancy: based on rics
Active	Heritage Building		950	Bethesda Road	no	no		1860	available	Clapboard, Brick	Frame	2	Robert Davies		maybe
			40500				1	4000	D: 1	D ((D))	_		Information not		
Active	0 0	John Forrester House Metropolitan Railway Arrestor	13560	Leslie Street	no	no	1	c1880	Picturesque Information not	Buff Brick	Frame	1.5	available Information not		vacant since 2008
Active		House and Power Station	12485	Yonge Street	no	no	'	c1899	available	Brick	Brick	2	available		vacant since 2008
		John H. C. Durham		Ū			1								
Active	Heritage Building	Cobblestone Cottage		Yonge Street	no	no	0	c1922	Arts & Crafts	Stone	Stone	1	William H. Graham		vacant since 2008
Active	Heritage Building	Robert Hewison House		Church Street South	Yes	no	2	c1840	Vernacular	Aluminum Siding	Frame	1.5	Information not available		vacant since 2008
, 101110					. 00		2	0.0.0	· omadaiai	7			Ira D. Ramer, Grain		
Active	Heritage Building	Ira D. Ramer House	33	Roseview Avenue	Yes	no		1914	Foursquare	Red Brick	Frame	2	Dealer		vacant, 2008 lived in
Active	Heritage Building	Austin Maffey House	10320	Yonge Street	no	no	2	c1912	Vernacular	Stucco	Frame	2	Information not available		vacant?
Active	Tieritage Daliding	Addit Maney Flouse	10025	ronge ouect	110	110	2	01312	Verriadulai	Otacco	Tanic	_	Information not		vacant:
Active	Heritage Building	Jefferson Schoolhouse	11575	Yonge Street	yes	no		1868	Gothic Revival	Patterned Brick	Brick	1	available		poorly maintained
Λ otivo	Heritage Building	Dentmore Downs: Thomas	12001	Yonge Street	no	20	2	c1860	Gothic Revival	Stucco	Frame	1 5	Information not available		vecent since 2007
Active	Heritage Building	Mortson House	12001	ronge Street	no	no	3	01000	Mennonite	Siucco	riaille	1.5	Information not		vacant since 2007
Active	Heritage Building	Jacob Heise III House	10971	Bayview Avenue	yes	no		c1855	Georgian	Red Brick	Brick	2	available		vacant since 2008
		David-Eyer Jr. House and	4000	Elgin Mills Road			3	1010			_		Information not	-	
Active	Heritage Building	Stone Creamery	1000	Elgin Mills Road	yes	no	3	c1840	Georgian	Clapboard	Frame	1.5	available Information not	BP	vacant since 2008
Active	Heritage Building	Peter Heise House	1591		no	no	Ü	c1851	Georgian	Stone	Stone	1.5	available		maybe @ elgin Mills cemetary
		North American Cement Block		Gormley Road			3				Concrete	_	Information not		
Active	Heritage Building	and Tile Co.	49	East	Yes	no	3	c1907	Vernacular	Concrete Block	Block	2	available Information not		maybe since 2008
Active	Heritage Building	Henricks-Brodie House	9481	Leslie Street	Yes	no	3	1834	Georgian	Stone	Stone	2.5	available		vacant since 2008
	3 3	Ambercroft: Adam Henricks		Major Mackenzie			3						Information not		good contiditon in 2008, currently
Active	Heritage Building	House		Drive East	yes	no	3	c1885	Picturesque	Buff Brick	Frame	1.5	available	BP	vacant
Active	Heritage Building	Bellbourne House		Nineteenth Avenue	no	no	3	c1901	Georgian	Brick	Frame	1.5	Information not available		vacant missing , 2008 lived in
		Holmwood: Dr.Langstaff					4		Ū			5	Information not		
	3 3			Hall Street	yes	no			Georgian	Clapboard	Frame	2	available	BP	vacant since 2008
		Matthew McNair House	10312	Yonge Street	Yes	no	4	c1870	Vernacular	Patterned Brick	Frame	1.5	Matthew McNair		vacant since 2009
Planne d							4								
Inactiv		William H. Legge							Romanesque						
е	Heritage Building	House/Jefferson Post Office	11666	Yonge Street	yes	no		c1890	Revival	Red Brick	Brick	2	William H. Legge		vacant since 2008
1	19				19	19								3	19
	13				10	.0								U	19

RH has an opportunity to establish principles and polices which will greatly impact the direction we take in protecting our Cultural Heritage

- Legislation purposely vague in many ways
- One example is structure definitions which allow for flexibility in approaches at the local level
- Structure is commonly misinterpreted
- All man made structures are subject to weathering and erosion toward destruction unless there is maintenance.

RH has an opportunity to establish principles and polices which will greatly impact the direction we take in protecting our Cultural Heritage

- Demolition vs Alter or are they the same thing?
- To willfully ignore maintenance that affects heritage structures am I in fact demolishing or altering a historical structure without a permit to do so?
- OHA penalties have been greatly increased for deterrence. (section 69.1 (1) (2) and (3) of the OHA which allow fines/restoration costs of \$50,000, \$250,000 and \$1,000,000).

A way Forward! Mid term action item – Establish a HRH Vacant properties of cultural Heritage significance sub committee to review:

- Action Item Create a HRH sub committee to review:
- The City to adopt a Heritage Principle/Policy that intentional neglect of all maintenance bylaws to be treated as willful demolition without permit. The City needs to adopt OHA penalties as a deterrent.
- It is perceived that current Heritage agreements are too broad to be enforced Incentives can be used to encourage entering into these agreements. Under the Ontario Heritage Act (OHA), Sec 37, Council can pass by-laws entering easements or covenants voluntary legal agreements with heritage property owners. Easement agreements set out requirements for maintaining a property or specific heritage features of a property

A way Forward! Mid term action item – Establish a HRH Vacant properties of cultural Heritage significance sub committee to review:

- In the event that a designated building cannot be saved and major development occurs a covenant to demolition should be a heritage memorial created that would be a major/minor amendment to the existing By Law. This will ensure that poor maintenance or removal of the memorial at some future date will not occur without city consultation.
- Improve visibility by measuring progress of heritage protection by maintaining statistics presented and using various tools for visibility
- The city website lacks transparency. An example is, in the RH maps section 8 of 16 links lack public access, of the 8 publicly available 5 have broken links. One is the Cultural Heritage information. There are no links to the cultural Heritage bylaws.

A final word ...

"We have not succeeded in answering all our problems. The answers we have found only serve to raise a whole set of new questions. In some ways we feel we are as confused as ever, but we believe we are confused on a higher level and about more important things."

— Earl C. Kelley American educationist

Support Material



The mandate of the Richmond Hill Heritage Committee

The mandate of Heritage Richmond Hill is to act as an advisory committee to Council to advise on matters relating to Part IV (the designation of individual properties) and Part V (the designation of heritage conservation districts) of the Ontario Heritage Act.

In addition, the mandate will include acting as a resource for citizens in matters pertaining to conservation, restoration and renovation of heritage properties. It will also work to raise awareness of the Town's heritage in the community.

This includes responsibilities such as:

- Identifying Cultural Heritage Properties
- Involving the Community and Developing Partnerships
- Educating and Informing the Community
- Ensuring Financial Accountability
- Assessing Other Legislation Affecting Cultural Heritage Properties

In establishing a Municipal Heritage Committee, council recognizes the importance of a proactive approach to heritage conservation...



5 Principles to follow

- Accountability and Transparency
 - Decisions about Richmond Hill heritage properties will be made in an open, accountable way, taking into account the views of interested persons and communities.
- Identification and Evaluation
 - Richmond Hill heritage properties will be identified and evaluated based on research and documentary evidence.
- Continuing Care
 - Sustaining the cultural heritage value of Richmond Hill heritage properties for long term benefit will be achieved most effectively by preventing deterioration through regular, on-going care.

5 Principles to follow

Impact Assessment

 Assessment of the impact of proposed activities on the cultural heritage value and the heritage attributes of Richmond Hill heritage properties will inform the decisions that may affect them.

Use and Reuse

• Richmond Hill heritage properties in active use by ministries and public bodies will continue to be used, or will be adaptively re-used, but uses that threaten a property's cultural heritage value will be avoided. Where no use of a property is possible, appropriate, timely disposal will take place.