



Staff Report for City Manager Delegated Authority

Date of Report: July 29, 2022

Report Number: SRPI.22.091

Department: Planning and Infrastructure

Division: Policy Planning

Subject: **SRPI.22.091 - Notice of Intent to Demolish 83
Arnold Crescent, City File D12-07016**

Purpose:

To seek Council's consideration regarding the cultural heritage merit of the property located at 83 Arnold Crescent under Part IV of the *Ontario Heritage Act*.

Recommendation(s):

- a) That the property located at 83 Arnold Crescent does not merit cultural heritage designation under Part IV of the *Ontario Heritage Act*, and
- b) That 83 Arnold Crescent be removed from the City of Richmond Hill Heritage Register.

Contact Person:

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

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

Report Approval:

Submitted by:

Maria Flores, Acting Director of Policy Planning

Approved by:

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Kelvin Kwan, Commissioner of Planning and Infrastructure

Approved by:

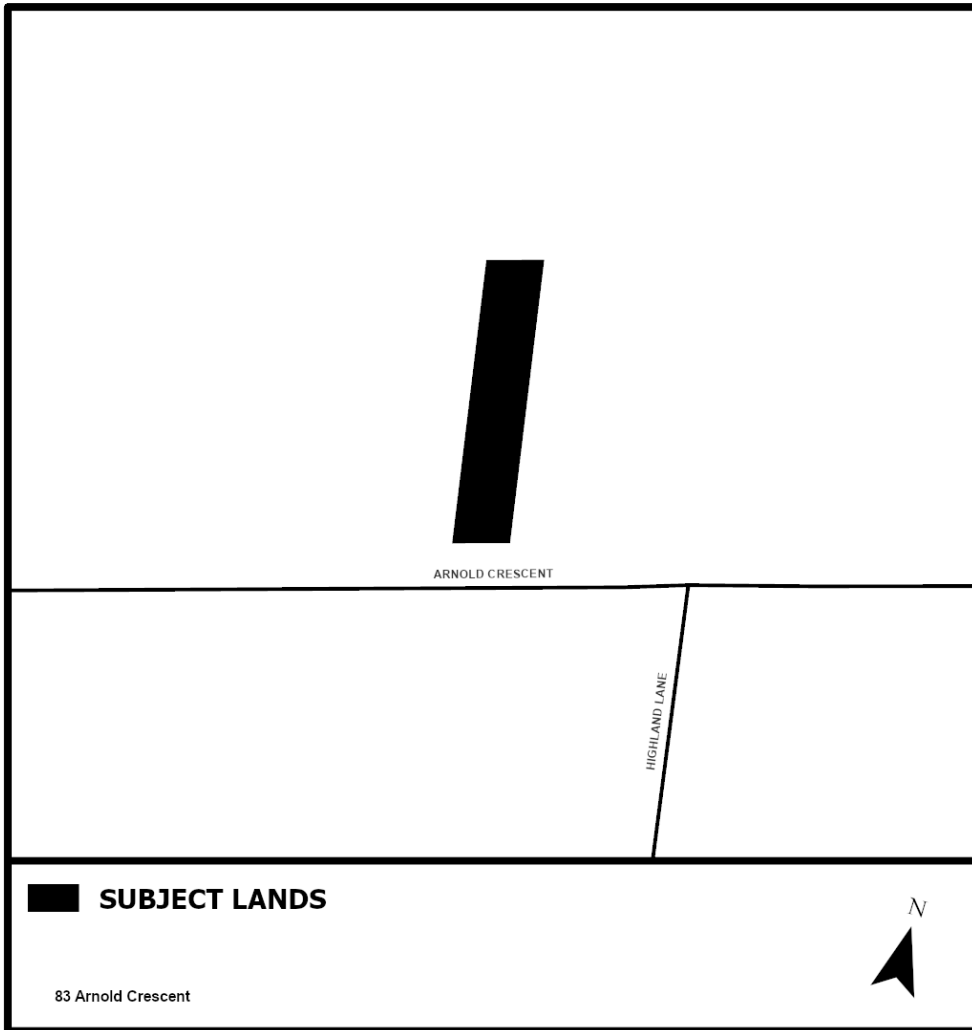
A handwritten signature in black ink, appearing to read "Darlene Joslin". The signature is written in a cursive style with a large initial "D".

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:

The map below depicts the property's location. Should you require an alternative format, call the contact person listed in this document.



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Background:

On June 9, 2022, the City received a request to demolish the structure on the subject property. The subject property is located on the north side of Arnold Crescent, west of Elizabeth Street South in the historic Village Core. The property contains a c.1920 L-shaped gable front frame dwelling known as the James Hilts House. It is listed on the City's Heritage Register as a non-designated property.

Given that it is a property identified as "listed" on the City's Heritage Register, the application included a Cultural Heritage Impact Assessment (CHIA) prepared by Parslow Heritage Consultancy Inc that supports the demolition. Staff reviewed the CHIA and confirmed that it met the City's Terms of Reference for such assessments, on June 9, 2022.

As per Section 27(9) of the *Ontario Heritage Act*, Council has 60 days to consult with the municipal heritage advisory committee to evaluate the cultural heritage value of the property to determine whether Part IV designation is warranted and if so consideration must be given to the appropriateness of the demolition from that respect. At its July 26, 2022 meeting, Heritage Richmond Hill found that the subject property did not merit designation under the *Ontario Heritage Act*, and recommended that Council remove the property from the Heritage Register. An excerpt from this meeting's Minutes is attached as Appendix A.

This staff report provides a review of the subject property from a cultural heritage perspective and seeks Council's consideration of the cultural heritage significance of the subject property in accordance with the criteria set out in Ontario Regulation 9/06 of the *Ontario Heritage Act*.

If Council (or its delegate) determines that the property does not meet the criteria for heritage designation, they may remove the property from the Heritage Register. Should Council not make a decision within 60 days of the date of receipt of the application, it is assumed that the property does not meet the criteria for heritage designation and thus does not merit retention. This 60-day timeline ends on August 8, 2022.

Cultural Heritage Evaluation:

Under the *Ontario Heritage Act* (the "Act"), a property is eligible for designation under Part IV of the Act if it meets at least one of the criteria defined under Ontario Regulation 9/06. Should a property meet one or more of the criteria, Council may choose to designate the property. The criteria include the following set of three overarching values within which are nine sub-criteria:

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.

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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 surroundings; or
- c. Is a landmark.

The following provides staff's consideration of the consultant report as viewed through the lens of Ontario Regulation 9/06. While the CHIA includes drawings and design recommendations for the dwelling being proposed to replace the existing building, these considerations will be dealt with through the Site Plan application process and will not be discussed in this report.



Figure 1: The subject property as viewed from Arnold Crescent (PHC Inc.).

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Physical Design Value

In order for a property to be considered a candidate for physical/design value, the property must be either a rare, unique, representative or early example of a style, type, or expression of a particular period, display a high degree of craftsmanship or artistic merit, or demonstrate a high degree of technical or scientific achievement.

The James Hilts House was constructed circa 1920 and is a modest 1.5 storey building. A two-storey addition was later added to the rear. The exterior has been heavily modified.

The subject property contains limited design value. It is not a rare, unique or early example of an architectural style, and the alterations to the exterior prevent the dwelling from being representative of a specific style. It is not a good example of a specific style. It also does not exhibit a high degree of artistic merit either in its craftsmanship or in its design. Staff concurs with the CHIA's assessment that the subject property does not have physical or design value.

Associative or Historical Value

In order for a property to be considered a candidate for associative historical value, a strong connection must be established between an activity or person of historical significance and the subject property.

The existing dwelling is believed to have been constructed c.1920 following the transfer of the property to Clara Hilts from her mother, Annie Carlyle. No significant connections to the community were identified for either Clara Hilts or Annie Carlyle. The subject property is also not known to have direct associations with a theme, event, belief, activity, organization or institution that is significant to the community. Nor does it demonstrate or reflect the work or ideas of a significant architect, artist, builder, designer or theorist. Staff concurs with the CHIA's assessment that the subject property does not have associative or historical value.



Figure 2: Composite image of street scape, with red arrow indicating location of 83 Arnold Crescent (PHC Inc.).

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Contextual Value

Contextual value criteria is met if a building is important in defining, maintaining or supporting the character of an area. Alternatively, contextual value may be met if the property is physically, functionally, visually or historically linked to its surroundings.

The property retains marginal contextual value, as it contributes to an understanding of the evolution of urban development along the Arnold Crescent streetscape. However, the existing structure has been so heavily altered that it significantly decreases the property's contextual value. The building's deep setback also minimizes its prominence in the streetscape and diminishes its contribution to the overall character of the area. Staff concurs with the CHIA's assessment that the subject property does not merit Part IV designation based on its contextual value alone.

Staff Review

Staff is in agreement with the heritage consultant with regard to the physical/design, associative/historical and contextual value of the property. While it does marginally meet one of the criteria for determining cultural heritage value (contextual value), staff believe that this cultural heritage value is significantly diminished due to the alterations that have been done to the property. Accordingly, staff believe that the property does not merit designation under Part IV of the *Ontario Heritage Act*.

Heritage Richmond Hill Review

At its July 26th meeting, Heritage Richmond Hill reviewed the CHIA and found that the property does not merit designation under Part IV of the *Ontario Heritage Act*.

Financial/Staffing/Other Implications:

There are no financial or staffing implications at this time.

Relationship to Council's Strategic Priorities 2020-2022:

The Council priority "Strong Sense of Belonging" combines a desire for everyone to feel welcome and a commitment to community building. As the subject property has been significantly altered, it does not merit designation and the removal of the structure provides new opportunities for community building.

Climate Change Considerations:

As building materials are a major contributor to GHG emissions, retaining and reusing existing buildings is a way to help decrease GHG emissions. While the property owner is proposing to demolish the existing building on the subject property, the impact of this new construction may be mitigated by choosing low-carbon building materials for any future construction on the property.

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Conclusion:

Heritage Richmond Hill is of the opinion that 83 Arnold Crescent does not merit designation under Ontario Regulation 9/06 and recommends that Council remove the property from the City of Richmond Hill Heritage Register.

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:** Excerpt from Minutes of Heritage Richmond Hill meeting of July 26, 2022



4. Scheduled Business

4.1 SRPI.22.088 - Notice of Intent to Demolish 83 Arnold Crescent - City File D12-07016

Moved by: J. Veenstra

That Heritage Richmond Hill recommends to Council:

- a) That the property located at 83 Arnold Crescent does not merit cultural heritage designation under Part IV of the *Ontario Heritage Act*;
- b) That 83 Arnold Crescent be removed from the City of Richmond Hill Heritage Register.

Carried Unanimously