



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: September 6, 2022

Report Number: SRPI.22.092

Department: Planning and Infrastructure

Division: Policy Planning

Subject: SRPI.22.092 – Review of the Cultural Heritage Value of 6 Greywacke Street (formerly 630 King Road) (City File: D12-07232)

Purpose:

To seek Heritage Richmond Hill's consideration regarding the cultural heritage merit of the property located at 6 Greywacke Street (formerly known as 630 King Road) under Part IV of the *Ontario Heritage Act*.

Recommendation(s):

- a) That Staff Report SRPI.22.092 be received;
- b) That Heritage Richmond Hill advise Council that the property located at 6 Greywacke Street (formerly known as 630 King Road) no longer has cultural heritage value or interest;
- c) That Heritage Richmond Hill recommend that Council pass a by-law to repeal By-law 95-13, amended by By-law 66-18, which designates 6 Greywacke Street (formerly known as 630 King Road) under Part IV of the *Ontario Heritage Act*.
- d) That the Clerk:
 - i) Serve a copy of the repealing by-law on the owner of 6 Greywacke Street (formerly known as 630 King Road);
 - ii) Publish notice of the repealing by-law in a newspaper having general circulation in the municipality;
 - iii) Cause the repealing by-law to be registered against the property;
 - iv) Serve a copy of the registered repealing by-law on the Ontario Heritage Trust; and,

Page 2

v) Delete any reference to 6 Greywacke Street (formerly 630 King Road) from the municipal heritage register.

Contact Person:

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

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

Report Approval:

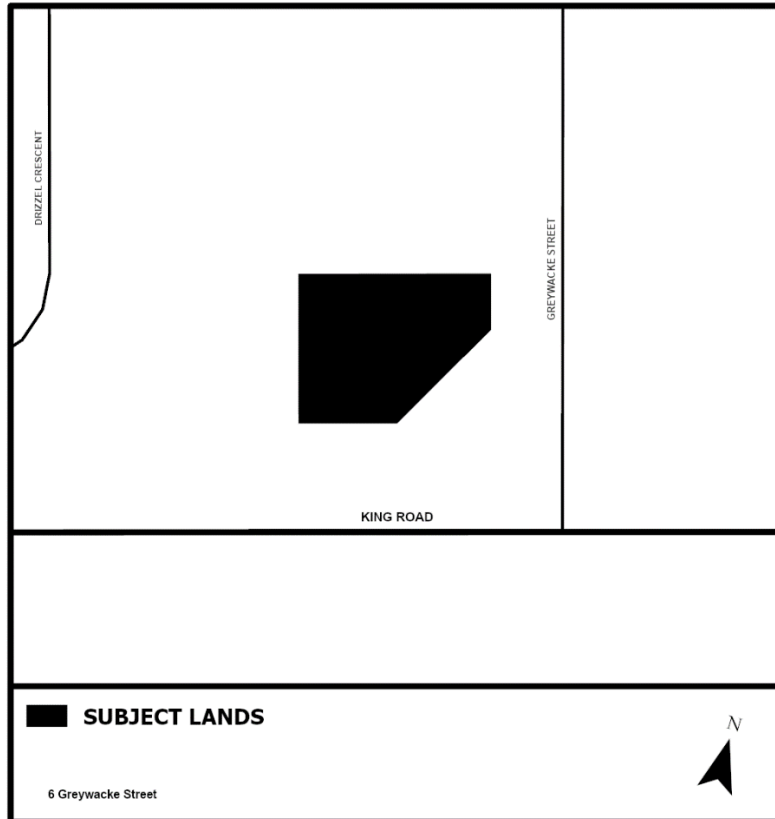
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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:

Below is a map displaying the property location. Should you require an alternative format, call the person listed under “Contact Person” above.



Page 3

Background:

The subject property is located in the former hamlet of Temperanceville, on the northwest corner of the King Road and Greywacke Street intersection. In April 2022, the property owner requested Council support the demolition of the John Love House as per section 34(1) of the *Ontario Heritage Act*, citing structural concerns, and Council gave their approval on June 22, 2022. The structure was subsequently demolished.

The John Love House was designated in 1995 under Part IV of the *Ontario Heritage Act* (the “Act”). The cultural heritage value of the property is embodied solely in the physical structure that has since been removed, and is described in detail in Designation By-law 95-13, attached to this report as Appendix “A”.

The purpose of this report is to have HRH review the cultural heritage value or interest of the property now that its sole physical attribute has been removed, and seeks HRH’s recommendation to Council to repeal the designation by-law for the subject property.

Provincial Legislation

Introduced in 2021, section 7 (1) of Ontario Regulation 385/21 requires that Council, in consultation with the municipal heritage advisory committee, review the cultural heritage value of a designated property after a building has been demolished. Council shall then make one of the following determinations:

1. The property continues to have cultural heritage value or interest and, despite the demolition, the designation by-law’s statement explaining the cultural heritage value or interest of the property and the description of the heritage attributes of the property are accurate and do not need to be amended.
2. The property continues to have cultural heritage value or interest but, as a result of the demolition, the designation by-law’s statement explaining the cultural heritage value or interest of the property or the description of the heritage attributes of the property is no longer accurate and needs to be amended.
3. The property no longer has cultural heritage value or interest as a result of the demolition.

If Council makes the determination described in point 1, the designation by-law remains unchanged. If Council makes the determination described in point 2, the designation by-law is amended to reflect the changes to the statement of cultural heritage value or interest and the description of heritage attributes made by the demolition. If Council makes the determination described in point 3, Council is required to pass a by-law to repeal the designation by-law.

Page 4

Discussion:

Review of Cultural Heritage Value

Under the Act, a property must meet at least one of the criteria defined under Ontario Regulation 9/06 to be eligible for designation under Part IV of the Act. After the removal of the building, should Council determine that the subject property continues to meet one or more of this criteria, it may choose to amend the designation by-law to reflect the changes to the statement of cultural heritage value or interest and the description of heritage attributes. Should Council find that the subject property no longer meets any of this criteria, Council may repeal the designation by-law.

The criteria defined under Ontario Regulation 9/06 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.

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.

Taking into consideration that the John Love House no longer exists on the property, the following review reconsiders the subject property's heritage attributes and the Statement of Cultural Heritage Value or Interest through the lens of Ontario Regulation 9/06.

Physical/Design Value

The heritage attributes listed in the designation by-law relate to the physical/design value of the John Love House. With its demolition, none of these heritage attributes remain. More specifically, the designation by-law states that the subject property has physical or design value because the John Love House "is a representative example of

Page 5

simple Georgian style for early 19th century rural domestic architecture in Upper Canada.”

Given that the property’s physical or design value is based on the architecture and physical presence of the John Love House, staff are of the opinion that the subject property no longer meets the criteria for physical/design value after the complete removal of the John Love House.

Historical/Associative Value

The John Love House was the physical link to the property’s historical or associative value; the dwelling allowed the viewer to experience and interpret the property’s historical connections to the Love family, who built this structure and lived in it for multiple generations.

With the removal of the John Love House, there is no visible or physical connection to reference this history. It is also important to note that the subject property is not the original location of the John Love House which was relocated to the subject property. Without a direct tangible connection to the area’s history, staff are of the opinion that the subject property no longer meets the criteria for historical/associative value.

Contextual Value

Like the property’s physical/design value and historical/associative value, the subject property’s contextual value is tied to the John Love House, being the only extant original dwelling of the Temperanceville community fronting onto King Road east of Bathurst Street. The removal of the John Love House, then, removes the property’s contextual value.

While the dwelling proposed to be constructed on the subject property is inspired by the architectural styles that were found in the area during the era of the John Love House’s construction, staff are of the opinion that the replacement building on its own does not meet the criteria for contextual value for the following reasons:

1. As the area’s character has changed to a more contemporary and suburban environment due to recent urban development, the proposed new dwelling is not important in defining, maintaining or supporting the character of the area;
2. As the proposed dwelling is not a historic replica nor does it use historic material, it is not physically, functionally, visually, or historically linked to its surroundings;
3. The proposed dwelling is not a landmark.

Accordingly, staff are of the opinion that the subject property no longer has contextual value.

Page 6

Heritage Attributes

All of the heritage attributes listed in the property's designation by-law relate to the John Love House. Accordingly, the demolition of this building has removed all of the property's heritage attributes.

Interpretive Signage

A plaque describing the history of the John Love House will be erected on the subject property. Part of the intent of heritage designation is to protect an identified heritage resource from unsympathetic changes; an interpretive plaque is a contemporary element and would not require this level of protection to ensure its appropriate retention. Accordingly, staff are of the opinion that an interpretive plaque alone does not merit Part IV designation.

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 is now vacant, the removal of its heritage designation provides new opportunities for community building.

Conclusion:

Staff is of the opinion that 6 Greywacke Street (formerly 630 King Road) no longer merits designation under Ontario Regulation 9/06 and recommends that the property's designation by-law be repealed.

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: Heritage Designation By-law 95-13

Page 7

Report Approval Details

Document Title:	SRPI.22.092 - De-Designation of 6 Greywacke (formerly 630 King Rd).docx
Attachments:	- Appendix A.pdf
Final Approval Date:	Aug 16, 2022

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

Sybelle von Kursell - Aug 15, 2022 - 1:58 PM

Kelvin Kwan - Aug 15, 2022 - 2:21 PM

Darlene Joslin - Aug 16, 2022 - 5:34 PM