



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: September 6, 2022

Report Number: SRPI.22.104

Department: Planning and Infrastructure

Division: Policy Planning

Subject: SRPI.22.104 – Review of the Cultural Heritage Value of 1621 Major Mackenzie Drive East (City File: D12-07323)

Purpose:

To seek Heritage Richmond Hill's consideration regarding the cultural heritage merit of the property located at 1621 Major Mackenzie Drive East (also known as 1577-1621 Major Mackenzie Drive East) under Part IV of the *Ontario Heritage Act*.

Recommendation(s):

- a) That Staff Report SRPI.22.104 be received;
- b) That Heritage Richmond Hill advise Council that the property located at 1621 Major Mackenzie Drive East (also known as 1577-1621 Major Mackenzie Drive East) no longer has cultural heritage value or interest;
- c) That Heritage Richmond Hill recommend that Council pass a by-law to repeal By-law 143-97, amended by By-law 68-06, which designates 1621 Major Mackenzie Drive East (also known as 1577-1621 Major Mackenzie Drive East) 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 1621 Major Mackenzie Drive East (also known as 1577-1621 Major Mackenzie Drive East);
 - (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,

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- (v) Delete any reference to 1621 Major Mackenzie Drive East (also known as 1577-1621 Major Mackenzie Drive East) 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:

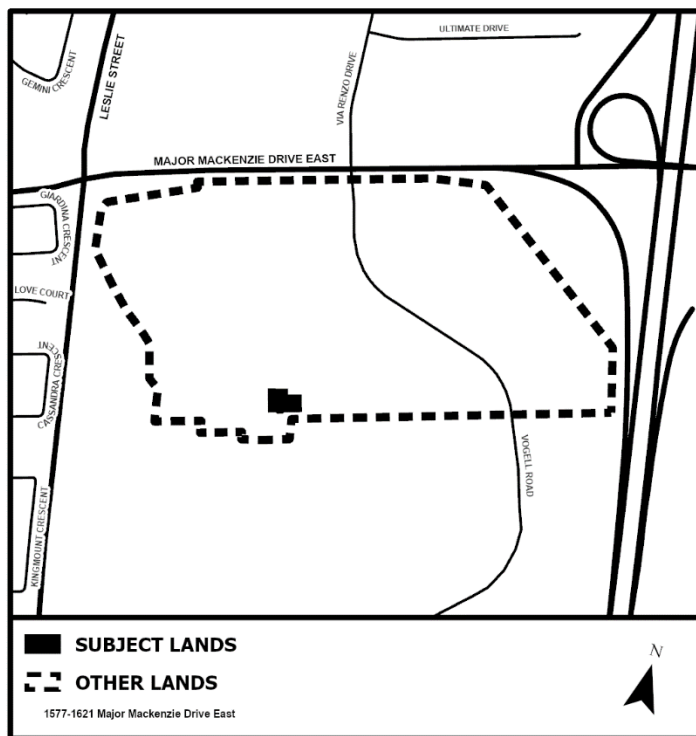
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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 the “Contact Person” above.



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Background:

The subject lands are located on the south side of Major Mackenzie Drive East between Leslie Street and Highway 404, in the former hamlet of Headford. It was designated under Part IV of the *Ontario Heritage Act* (the “Act”) due to the structure known as the David Hislop House existing on the property. In April 2022, the owner requested to demolish the David Hislop House citing structural concerns. Along with this request, the owner also provided a plan that identified the ways in which the David Hislop House will be commemorated, including a number of interpretive elements within nearby parkland such as informational panels and a seating structure constructed of bricks salvaged from the historic house. HRH was supportive of both the demolition and the interpretive plan on June 14, 2022 and Council approved this request on June 22, 2022. The David Hislop House was subsequently demolished.

The property’s cultural heritage value is embodied solely in the physical structure of the David Hislop House, which has now been removed from the property, and is described in detail in Designation By-law 143-97, attached to this report as Appendix “A”.

The purpose of this report is to have Heritage Richmond Hill (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

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makes the determination described in point 3, Council is required to pass a by-law to repeal the designation by-law.

Discussion:

Review of Cultural Heritage Value

Under the Act, a property must meet at least one of the criteria defined under Ontario Heritage 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, building, 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 David Hislop 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 designation by-law states that the property's physical/design value relates to the David Hislop House. With its demolition, none of this physical/design value remains.

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More specifically, the designation by-law states that the subject property has physical or design value because of the David Hislop House's Picturesque architecture and incorporation of a millstone motif into its brickwork.

Given that the property's physical or design value is based on the architecture of the David Hislop House, staff are of the opinion that the subject property no longer meets the criteria for physical/design value now that the David Hislop House has been removed from the property.

Historical/Associative Value

The designation by-law states, "[t]he David Hislop House remains as an important link with the Headford Mills and their significance to the early development of the community of Headford."

With the removal of the David Hislop House, there is no physical artifact through which to interpret this history within the subject property. Staff are of the opinion that the subject property no longer meets the criteria for historical/associative value.

Contextual Value

Staff are of the opinion that the removal of the David Hislop House does not impact the subject property's lack of contextual value, as contextual value was not identified as one of the reasons for designation in the by-law.

Heritage Attributes

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

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 an opportunity for the area to be developed into a new residential neighbourhood.

Conclusion:

Staff is of the opinion that the David Hislop House area located at 1621 Major Mackenzie Drive East (also known as 1577-1621 Major Mackenzie Drive East) no longer merits designation under Ontario Regulation 9/06 and recommends that the property's designation by-law be repealed.

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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 143-97

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Report Approval Details

Document Title:	SRPI.22.104 - De-designation of 1621 Major Mackenzie Dr E.docx
Attachments:	- Appendix A - AODA.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 - 3:07 PM

Kelvin Kwan - Aug 15, 2022 - 3:41 PM

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