



Staff Report for Heritage Richmond Hill Meeting

Date of Meeting: March 7, 2024

Report Number: SRPBS.24.035

Department: Planning and Building Services

Division: Policy Planning

Subject: SRPBS.24.035 – Notice of Intent to Demolish
Garage at 34 Roseview Avenue – City File D12-
07380

Purpose:

To seek Heritage Richmond Hill Committee's recommendation that Council endorse the request to demolish the frame garage at 34 Roseview Avenue. The property has been evaluated under the prescribed provincial criteria for determining cultural heritage value or interest, and it has been determined that the garage does not merit long-term conservation through designation under Part IV of the *Ontario Heritage Act*.

Recommendation(s):

- a) That Staff Report SRPBS.24.035 titled "Notice of Intent to Demolish Garage at 34 Roseview Avenue" be received;
- b) That the frame garage at 34 Roseview Avenue does not merit cultural heritage designation under Part IV of the *Ontario Heritage Act*, and consequently, that the owner's request to demolish proceed through the applicable permit process.

Contact Person:

Pamela Vega, Urban Design/Heritage Planner – Phone 905-771-5529

Kunal Chaudhry, Manager of Heritage and Urban Design – Phone 905-771-5562

Report Approval:

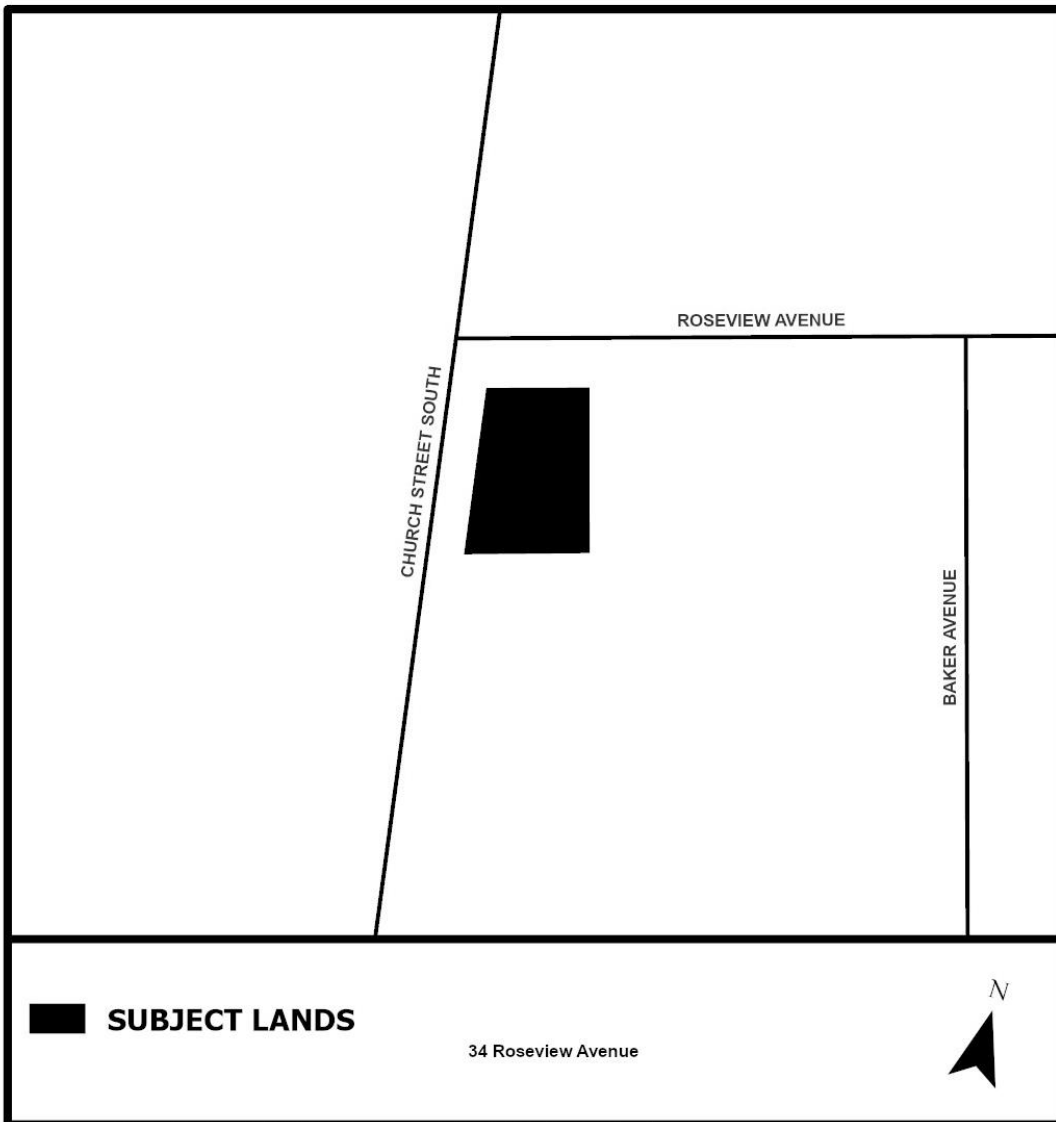
Submitted by: Gus Galanis, Acting Commissioner of Planning and Building Services

Approved by: Darlene Joslin, 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.

Page 2

Location Map:



Background:

The owner of the subject property has submitted an application to demolish the garage at the subject property, which is listed on the City's Heritage Register as a non-designated property. Section 27.3 of the *Ontario Heritage Act* (the "Act") states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days' notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

Page 3

Property Description

The property is located on the southeast corner of Roseview Avenue and Church Street South, and consists of a c.1915 Edwardian 2.5 storey red brick house that has been converted into a triplex and a single storey detached frame garage fronting onto Church Street South at the rear. The subject property is located within the Village Core, and is part of a nearly intact early 20th century streetscape, with all but one property on eastern side of Church Street South between Roseview Avenue and Major Mackenzie Drive being listed on the Heritage Register, and all but two properties on Roseview Avenue between Church Street South and Baker Avenue being listed on the Heritage Register. The property across the street at 33 Roseview Avenue is designated under Part IV of the Act.

The subject property is listed on the City's Heritage Register as a non-designated property.

Development Application

The City has received a Consent application to sever the southern portion of the lot to create a new lot fronting onto Church Street South. The retained lot will contain the existing dwelling, which is proposed to be retained and renovated. The new southerly lot would contain a new dwelling. The demolition of the existing garage would allow for this new dwelling to be constructed.

The applicant has submitted a Cultural Heritage Impact Assessment ("CHIA") prepared by MHBC Ltd., which evaluated the cultural heritage value of the subject property. Staff have reviewed the CHIA and have confirmed that it meets the City's Terms of Reference. The CHIA is attached as Attachment A to this report.

Cultural Heritage Evaluation:

In order for a property to be deemed worthy of designation under Part IV of the *Ontario Heritage Act*, it must meet at least two of the nine criteria prescribed under Ontario Regulation 9/06 (as amended). O. Reg. 9/06 criteria include the following:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method;
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit;
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement;
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;

Page 4

5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture;
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community;
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area;
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings;
9. The property has contextual value because it is a landmark.

The following sections provide Staff's summary and determination of the subject property's cultural heritage value based on the application of O. Reg. 9/06 criteria (as amended), and as presented in the CHIA prepared by MHBC Ltd. Because the demolition request is for only the garage, the cultural heritage assessment will be scoped to the garage and will not include the dwelling.

Design/Physical Value

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

The garage is not indicative of a particular architectural style, is not of a high level of craftsmanship or artistic merit, and does not demonstrate a high degree of technical or scientific merit. Accordingly, the garage does not possess significant design or physical value.

Historical/Associative Value

In order for a building to be considered a candidate for designation based on historical/associative value, a strong connection must be established between the building and an activity, person, or architect of historical significance. Alternatively, the building may yield information that contributes to an understanding of a community or culture.

The subject property does not have known associations with individuals that had a significant impact on the community, nor is it associated with any significant theme, event, belief, person or activity. The property does not yield information that would

Page 5

significantly contribute to the understanding of the community. Accordingly, the garage does not possess significant historical or associative value.

Contextual Value

In order for a property to be considered a candidate for designation based on contextual value, the property must be 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, or considered a landmark.

While the garage is visually and physically linked to its surroundings, its modest appearance and lack of a particular architectural style does not support or define the strong Edwardian character of the area. It is also not known to be a landmark. Accordingly, the garage does not possess significant contextual value.

Staff Comments

Staff is in agreement with the conclusions of the CHIA prepared by MHBC Ltd. that the garage located on the listed property 34 Roseview Avenue does not contribute to the design/physical or historical/associative or contextual value of the property. It fails to meet the threshold for designation under Part IV of the *Ontario Heritage Act*.

Process/Procedural Requirement for Demolition Requests:

The following is a summary of the key process and notification requirements associated with the demolition of a building/structure listed on a municipal heritage register under the Act:

- Council is to consider the request for demolition within 60 days after notice of receipt is served;
- Council is to be advised by its municipal heritage committee with respect to an application to demolish or remove any building or structure;
- Council may consent to the demolition (with or without terms and conditions) or not support the demolition and pass an intention to designate the property under Part IV of the Act. Notification is provided to the applicant;
- If Council fails to make a decision within the identified time period, Council is deemed to have consented to the application and the demolition will proceed.

For the purpose of this demolition request, the City acknowledges February 16, 2024 as the date of receipt for the notice of intention to demolish with the timeline expiring on April 16, 2024.

Financial/Staffing/Other Implications:

There are no financial or staffing implications at this time.

Page 6

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 garage is not indicative of a particular style and is not of a high level of craftsmanship, it does not merit designation under Part IV of the Act, and its demolition provides new opportunities for inclusive community building through the construction of more homes.

Conclusion:

Staff are of the opinion that the garage at 34 Roseview Avenue does not possess sufficient design/physical, historical/associative, or contextual value to merit designation under Part IV of the *Ontario Heritage Act*. As such, the garage should be allowed to be removed.

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.

- Attachment A: Cultural Heritage Impact Assessment – 34 Roseview Avenue

Page 7

Report Approval Details

Document Title:	SRPBS.24.035 - Notice of Intent to Demolish – 34 Roseview Ave.docx
Attachments:	- Attachment A-SRPBS.24.035-Cultural Heritage Impact Assessment - 34 Roseview Ave.pdf
Final Approval Date:	Feb 23, 2024

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

Maria Flores - Feb 22, 2024 - 2:53 PM

Gus Galanis - Feb 22, 2024 - 5:56 PM

Darlene Joslin - Feb 23, 2024 - 4:03 PM