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HERITAGE IMPACT ASSESSMENT REPORT

34 Roseview Avenue
City of Richmond Hill

Date:
December, 2019

Prepared for:
Petrogold Inc.
182 Brookside Road
Richmond Hill, ON L4C 9W5

Prepared by:
MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC)
200-540 Bingemans Centre Drive
Kitchener, ON N2B 3X9
T: 519 576 3650
F: 519 576 0121

Our File: '19229 A'

Table of Contents

Project Personnel	3
Glossary of Abbreviations	3
Acknowledgement of First Nations Territory, Traditions, and Cultural Heritage	4
1.0 Executive Summary	5
2.0 Introduction and Description of Property	7
2.1 Location of Subject Property	7
2.2 Heritage Status	9
3.0 Policy Context	11
3.1 The Planning Act and PPS 2014	11
3.2 The Ontario Heritage Act	12
3.3 Richmond Hill Official Plan and Terms of Reference	13
4.0 Historical Overview	15
4.1 First Nations and Pre-Contact History	15
4.2 York County, Markham Township, Richmond Hill	15
4.3 34 Roseview Avenue	18
5.0 Description of Cultural Heritage Resources	23
5.1 Description of Site & Built Heritage Features	23
5.1.1 Description of Context	23
5.1.2 Description of Subject Property	24
5.2.2 Description of Built Features	25
6.0 Cultural Heritage Resource Evaluation	31
6.1 Evaluation Criteria	31
6.1 Evaluation of Cultural Heritage Value or Interest	32
6.4 Evaluation Summary	34
7.0 Description of Proposed Development	35
7.1 Plan of Severance	35
7.2 New Construction	36
8.0 Analysis of Impacts	37

8.1 Introduction	37
8.2 Classifications of Impacts	37
8.3 Impact Analysis	38
8.3.1 Potential Impacts of Proposed Development on 34 Roseview Avenue	38
8.3.1 Potential Impacts of Proposed Development on Adjacent Listed Properties	39
8.4 Table Summary of Impact Analysis.....	43
9.0 Mitigation Measures and Conservation Recommendations	44
9.1 Mitigation Recommendations.....	44
10.0 Conclusion and Recommendations.....	45
11.0 Bibliography	47
Appendix A	49
Site Plan and Elevations (next page)	49
Appendix B.....	50
Terms of Reference (next page)	50
Appendix C.....	51
Chain of Title (next page).....	51
Appendix D.....	52
Curriculum Vitae (next page)	52

Project Personnel

Dan Currie, MA, MCIP, RPP, CAHP	<i>Managing Director of Cultural Heritage</i>	Senior Review
Vanessa Hicks, MA, CAHP	<i>Heritage Planner</i>	Research, Author

Glossary of Abbreviations

HIA	<i>Heritage Impact Assessment</i>
HCD	<i>Heritage Conservation District</i>
MHBC	<i>MacNaughton Hermesen Britton Clarkson Planning Limited</i>
MTCS	<i>Ministry of Tourism Culture and Sport</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining cultural heritage significance</i>
PPS 2014	<i>Provincial Policy Statement (2014)</i>

Acknowledgement of First Nations Territory, Traditions, and Cultural Heritage

This Heritage Impact Assessment acknowledges that the subject property located at 34 Roseview Avenue, is situated territory of the Huron-Wendat, Wyandotte (Oklahoma) Nation and land of the Anishinabewaki.

This document takes into consideration the cultural heritage of First Nations, including their oral traditions and history (such as wampum) when available and related to the scope of work.

1.0 Executive Summary

MHBC was retained in 2019 by Petrogold Inc. to complete a Cultural Heritage Impact Assessment for the property located at 34 Roseview Avenue, City of Richmond Hill. This report has been prepared by MHBC Cultural Heritage Staff Vanessa Hicks (M.A.) Heritage Planner, and Dan Currie, Managing Director of Cultural Heritage.

The purpose of this report is to assess the cultural heritage value of the subject property as per *Ontario Regulation 9/06* for determining cultural heritage value under the *Ontario Heritage Act*. The property is currently listed on the *Richmond Hill Inventory of Buildings of Architectural and Historical Importance* (2008).

The subject property is situated north of Major Mackenzie Drive East, east of Young Street. The subject property located at 34 Roseview Avenue is located on the south-east corner of Roseview Avenue and Church Street South. The property contains a single-detached dwelling which has been converted into a triplex. The building fronts onto Roseview Avenue, with a single storey detached garage fronting Church Street South to the west.

The proposed development of the subject property includes a Consent Application to create one (1) severed lot and one (1) retained lot. The retained lot would include the existing Edwardian style dwelling constructed c. 1915. The southerly portion of the lot would be severed, requiring the demolition of the existing detached garage which has not been identified as a heritage feature of the property.

The retained lot would have a lot area of approximately 372 m². The severed lot would have an approximate lot area of 300m². The existing building located at 34 Roseview Avenue would be retained and renovated so that it may continue to be used for residential purposes.

This Heritage Impact Assessment concludes that the property located at 34 Roseview Avenue has modest design/physical value as it is a typical example of an Edwardian residential building constructed c.1915. The building is not considered early, unique, or rare. Many heritage attributes of the building have been either removed or altered as a result of converting the building into apartment units in the mid. to late 20th century. The property does not demonstrate significant historical/associative value. The building does not define the character of the neighbourhood and is not considered a landmark.

The following list includes remnant features of the original portion of the building:

- Red brick construction and 2 ½ storey massing with square-shaped plan (of the original portion of the building);
- All original window and door openings visible from the street;
- Remnants of the original hipped roofline with deep cornices; and
- Dormer windows above the roofline.

As the existing detached garage and the north and south additions to the original portion of the building are not indicative of a particular architectural style, and are not of a high level of craftsmanship or artistic merit and do not contribute to the design/physical or historical/associative value of the building, they have not been identified as heritage attributes.

Based on the summary of evaluation provided above, it is our conclusion that the building has modest design/physical and contextual values and does not meet the Provincial Policy Statement definition of *significant*. As such, we would not recommend long-term conservation of the property or building through designation of the property located at 34 Roseview Avenue under Part IV of the *Ontario Heritage Act*. The construction of a new building would have an equal opportunity to support the character of the neighbourhood, which displays a range of architectural styles and construction dates, provided that it was compatible with the character of the neighbourhood in terms of scale/massing and setbacks.

The proposed Plan of Severance as well as the new building (on the severed lot) is not anticipated to result in significant adverse impacts to the existing building located at 34 Roseview Avenue or the adjacent buildings located at 38 Roseview Avenue or 81 Church Street. While this report has identified that the proposed new building on the severed lot will result in the partial obstruction views of the north (side) elevation of the 1 ½ storey dwelling at 81 Church Street South, this is considered a negligible adverse impact as the primary (front) elevation of the dwelling will remain visible from the public realm.

Given the conclusions of the cultural heritage evaluation of the subject property and the analysis of potential impacts on the subject property as well as the adjacent listed properties, no alternative development approaches or mitigation recommendations are required or necessary.

2.0 Introduction and Description of Property

MHBC was retained in 2019 by Petrogold Inc. to complete a Cultural Heritage Impact Assessment for the subject property located at 34 Roseview Avenue, City of Richmond Hill. This report has been prepared by MHBC Cultural Heritage Staff Vanessa Hicks (MA, CAHP) Heritage Planner, and Dan Currie, Managing Director of Cultural Heritage (MA, MCIP, RPP, CAHP).

The purpose of this report is to:

- Assess the cultural heritage value of the subject property as per *Ontario Regulation 9/06* for determining cultural heritage value under the *Ontario Heritage Act*;
- Provide an analysis of impacts on the subject property located at 34 Roseview Avenue as well as any adjacent properties which have been identified as having potential cultural heritage value or interest as a result of the proposed development; and
- Provide mitigation recommendations, as necessary.

2.1 Location of Subject Property

The subject property is situated north of Major Mackenzie Drive East, east of Young Street. The subject property is located on the south-east corner of Roseview Avenue and Church Street South. The subject property includes a single-detached dwelling which have been converted into a triplex. The building fronts onto Roseview Avenue, with a single storey detached garage fronting Church Street South to the west. The subject property is legally described as being part of lot 137 and lot 138, Plan 1883. The subject property was originally located on Concession 1, Lot 46 of the former Township of Markham.



Figure 1 – Location of 34 Roseview Avenue noted in red. (Source: Google Maps)

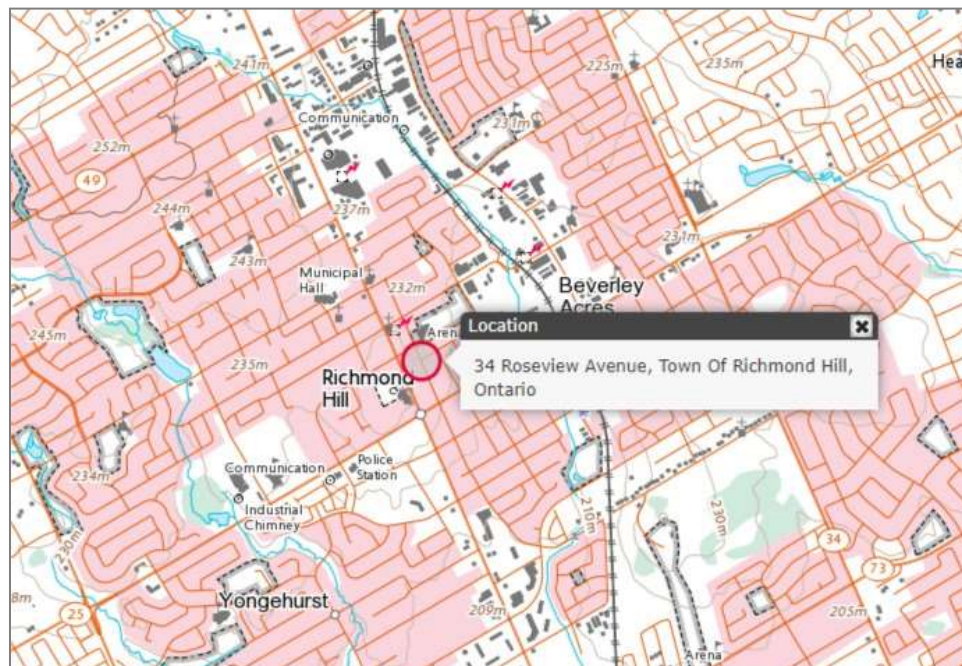


Figure 2 – Topographic Map noting location of 34 Roseview Avenue in red
(Source: Natural Resources Canada)



Figure 3 –Location of 34 Roseview Avenue noted in red, (Source: York Region Interactive Map)

2.2 Heritage Status

The property located at 34 Roseview Avenue is currently 'listed' (non-designated) on the City of Richmond Hill Heritage Register (also referred to as the 'Richmond Hill Inventory of Cultural Heritage Resources'). The property is noted as the 'Charlotte Mortson House', with the following details:

Brick; red; 2 storeys' 1914(v), side hall; Foursquare; Hip roof with shed-roofed dormers; Charles Hickson, builder, to Charlotte Mortson. Enclosed verandah added.



Figure 5 –Excerpt of the Richmond Hill Heritage Inventory for the subject property at 34 Roseview Avenue, (Source: City of Richmond Hill, n.d.)

The subject property is located adjacent (contiguous) to two properties which are also listed (non-designated) on the Richmond Hill Inventory of Cultural Heritage Resources. This includes the properties located at 38 Roseview Avenue and 81 Church Street South.

The property located at 38 Roseview Avenue is noted as including the 'Donald Watson House', constructed c. 1914 in the 'Foursquare' architectural style. The property located at 81 Church Street South is identified as containing the 'William S. Warren' house, a plank-on-plank and frame house constructed c. 1843.



Figure 6 –Excerpt of the Richmond Hill Heritage Inventory, (Source: City of Richmond Hill, n.d.)



Figure 7 –Excerpt of the Richmond Hill Heritage Inventory, (Source: City of Richmond Hill, n.d.)

3.0 Policy Context

3.1 The Planning Act and PPS 2014

The *Planning Act* makes a number of provisions respecting cultural heritage either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2 *The Planning Act* outlines 18 spheres of provincial interest, that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to “encourage the co-operation and co-ordination among the various interests. Regarding Cultural Heritage, Subsection 2(d) of the Act provides that:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, ...

(d) *the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2014* (PPS). The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Significant: *e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.*

Built heritage resource: means a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest

as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

3.2 The Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O. 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. The criteria provided with Regulation 9/06 of the *Ontario Heritage Act* outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria that a property may meet. This Cultural Heritage Assessment will have regard for these Policies when determining cultural heritage value.

The subject property is not considered to be a *protected heritage property* under the consideration of the PPS, as the subject property is a 'listed' (non-designated) property of the *Ontario Heritage Act* included on the Richmond Hill Inventory of Cultural Heritage Resources.

3.3 Richmond Hill Official Plan and Terms of Reference

The Richmond Hill Official Plan, Section 3.4.2 provides policies regarding the identification and conservation of significant cultural heritage resources. Here, the Town recognizes that,

Conservation of cultural heritage resources is an integral part of place-making, contributing to the Town's identity, economic potential, and quality of life. This Plan recognizes the importance of preserving cultural heritage resources in a way that allows historical buildings, structures, and landscapes to be experienced and appreciated by existing and future generations.

In addition to this,

The Town may establish identification and evaluation criteria, consistent with Provincial regulations, in order to guide and prioritize designation and conservation strategies.

The City of Richmond Hill Official Plan requires Heritage Impact Assessments for properties which are 'listed' (non-designated) on the Heritage Register as follows,

The Town may require a Cultural Heritage Impact Assessment or Cultural Heritage Conservation Plan, in accordance with Section 5.28 of this Plan, prepared by a qualified professional where development is proposed:

- a. Adjacent to, or in the immediate vicinity of, a building, structure, or landscape designated or on the register under the Ontario Heritage Act;*
or
- b. Within or adjacent to, or in the immediate vicinity of, a Heritage Conservation District.*

This report has been prepared according to the *Richmond Hill Cultural Heritage Assessment Terms of Reference* (September 5, 2018) provided in Appendix B of this report. As per the guidelines of the Terms of Reference, this Cultural Heritage Impact Assessment includes the following main components:

1. Introduction to Development Site;
2. Background Research and Analysis;
3. Statement of Significance;
4. Assessment of Existing Condition;
5. Description of the Proposed Development or Site Alteration;
6. Impact of Development or Site Alteration;

7. Considered Alternatives and Mitigation Strategies;
8. Conservation Strategy; and
9. Appendices.

4.0 Historical Overview

4.1 First Nations and Pre-Contact History

According to York Region's *Planning for the Conservation of Archaeological Resources in York Region* document (2014), First Nations history in Ontario can be broken down into several main categories. This includes the Paleo, Archaic, Woodland, and Historic periods. Prior to the Historic Period, York Region was home to people who resided along the central north shore of Lake Ontario. This included ancestors of the Petun, Huron, and Neutral. The peoples of the Five Nations Iroquois inhabited the Toronto area until the mid/late 17th century. These Iroquoian groups lived in longhouse villages along the central north shore of Lake Ontario (i.e. within the Humber, Don, Duffins, and Rouge watershed). At the end of the 17th century, these communities along the north shore of Lake Ontario moved northwards towards Simcoe County. Conflicts between the Five Nations Iroquois of New York State and the interference of Europeans resulted in the collapse of the Huron, Petun, and Neutral peoples. During the late woodland period, Europeans were engaging in the trade of furs with the Five Nations Iroquois (including the Seneca) along the north shore of Lake Ontario, especially near settlements at the mouths of the Humber and Rouge Rivers. The historic period was marked by exploration and settlement of the French and the British until the time of the Seven Years War and the American Revolutionary War. After which, United Empire Loyalists came to Upper Canada in increasing numbers for the purpose of settlement on lands granted from the British Crown.

4.2 York County, Markham Township, Richmond Hill

By the early to mid. 1800s, families were beginning to settle in what was to become Richmond Hill. The raised land was initially called Miles' Hill. The growing community was renamed Richmond Hill, possibly after the 1819 visit of Charles Lennox, Duke of Richmond and Governor General of British North America. By 1836 the community had a postmaster and post office. Unlike many other villages settled in the 19th century, Richmond Hill was not a crossroads settlement, lacking a major intersection with a cluster of the town's amenities such as a post office, church, bank and general store. Instead, the village was spread out along Yonge Street with a less central, identifiable core (Stamp, 1991). However, the community is listed in Smith's Canadian Gazetteer of 1846 with a population of 140 and a small number of local businesses. By the 1850s the village was populated with businesses, several taverns, and churches.



Figure 8: Excerpt of 1860 Tremaine Map of York County, Markham and Vaughan Townships. Approximate location of subject property noted in red. (Source: University of Toronto Map Library)

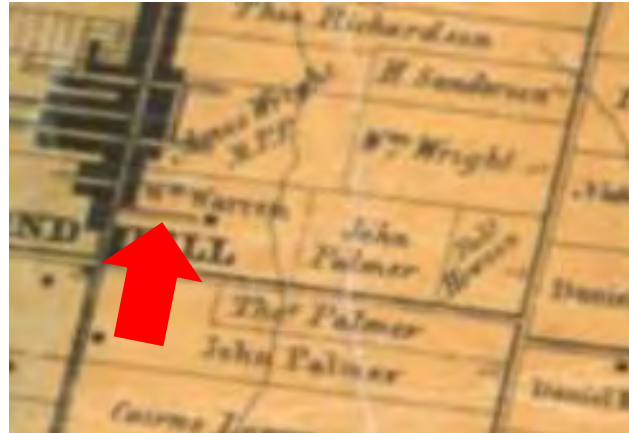


Figure 9: Detail of 1860 Tremaine Map of York County, Markham and Vaughan Townships. Approximate location of subject property noted in red. (Source: University of Toronto Map Library)

RICHMOND HILL,
A VILLAGE situated in the Townships of Markham and Vaughan, County of York, C. W.—distant
from Toronto, 16 miles—usual stage fare, 2s. 6d.

Figure 10: Excerpt of the Robert W.S. McKay Directory of Canada, including the Cities, Towns, and Principal Villages of Canada, 1851. (Source: National Archives Canada)



Figure 11: Plan of the Village of Richmond Hill, County of York, 1878. Approximate location of subject property noted in red (not to scale).

Richmond Hill continued to grow through the mid-1800s into a regional service center for the surrounding agricultural communities. In 1873 Richmond Hill was incorporated as a Village. At the time of incorporation most of the residents of Richmond Hill were of English, Irish, Scottish or German descent. The population of the village increased slowly reaching approximately 600

inhabitants at the turn of the 20th century. At this time, electric street railway cars traveled on Yonge Street connecting Richmond Hill to the outskirts of Toronto and neighbouring towns. The town did not yet include major industries to accelerate its growth until the arrival of floral greenhouses in 1911 which attracted other greenhouses and nurseries, becoming a large employment sector. Richmond Hill was incorporated as a Town in 1957 (Champion, 1988).

4.3 34 Roseview Avenue

The subject property is located on Lot 46, Concession 1 within the former Township of Markham. All 190 acres of Lot 46, Concession 1 were patented by the Crown, to Hugh Shaw in 1802. Shaw granted the land to Elizabeth Warren in 1815. The Warren farmstead encompassed the context of the subject lands, east of Young Street, north of Major Mackenzie Drive East. The Warren farmhouse (constructed in the 1840s) is listed on the City of Richmond Hill Heritage Register and is located adjacent to the subject lands (to the south) at what is now 81 Church Street.

As per a review of the 1878 York County Atlas, Lot 46 was owned by Jno. (likely John) Palmer Junior, Jno. Palmer Senior, and John Brillinger. The Palmer family owned the majority of Lot 46 to the west. Members of the Palmer family began to own land at the Western portion of Lot 46 in 1876. At this time, the subject property was vacant. This can be confirmed by the early Plans of Richmond Hill which shows the location of developed lots, west of the subject property along Young Street, and north of the subject property along Centre Street. The parcel comprised of what is now 34 Roseview Avenue was not created until the 20th century.

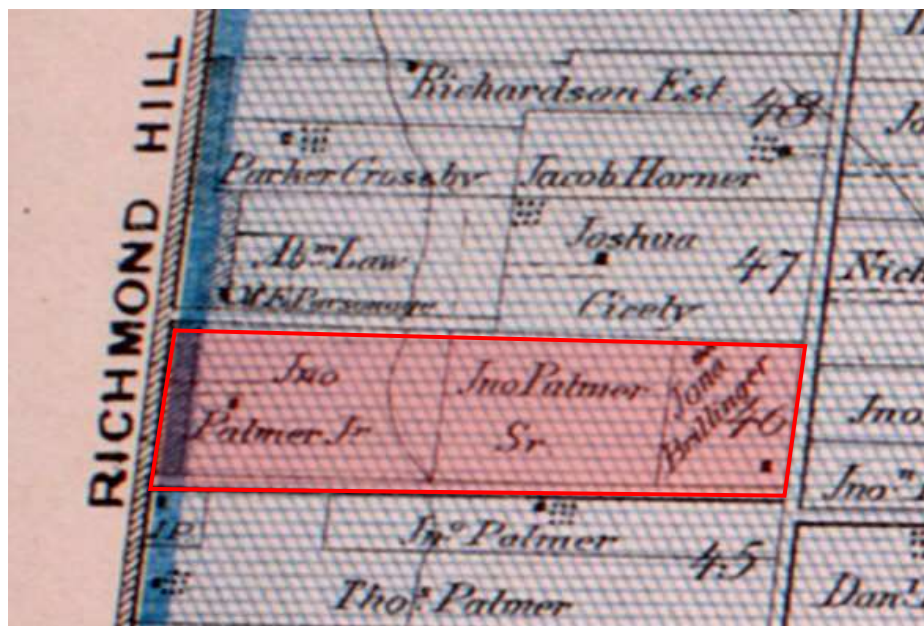


Figure 12: Excerpt of the Illustrated Historical Atlas of the County of York, Markham Township, 1878. Approximate location of Lot 46, Concession 1 noted in red (Source: McGill University County Atlas Digitization)

Part of Lot 46, Concession 1 was purchased by William J. Lawrence in 1911 who had the lands surveyed into 'Plan 1883', registered in 1913. The subject property is currently located on part of Lots 137 and 138, Plan 1883 of the City of Richmond Hill.

The 1938 Plan of Richmond Hill indicates that the lands situated north of what is now Major Mackenzie Drive (formerly Markham Road), and east of Young Street were further subdivided, resulting in the existing character of the neighbourhood and its lot fabric. At this time, the south-east corner of the intersection of Church Street South and Roseview is clearly indicated as 'Lot 137'. Here, the lot appears to have been originally intended to front onto Church Street South.

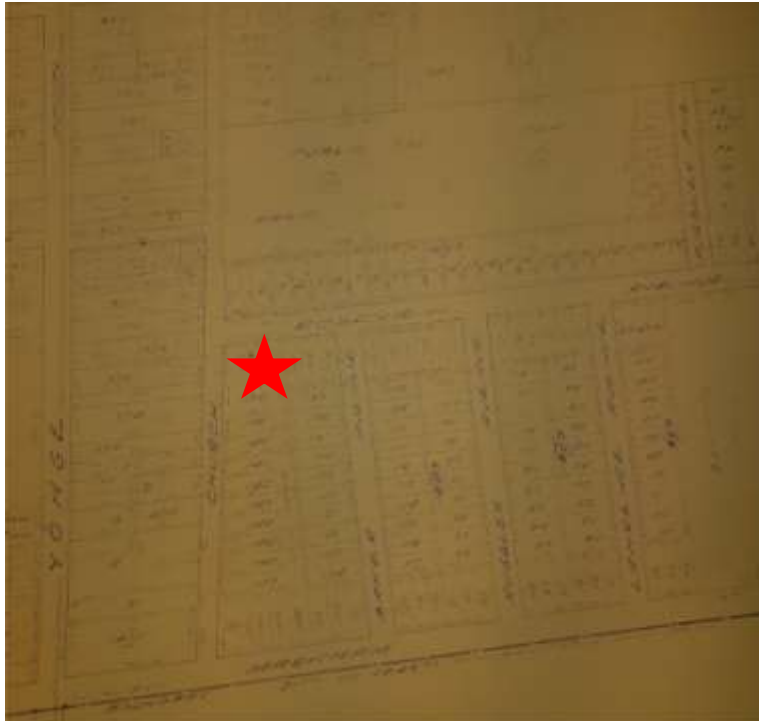


Figure 13: Excerpt of the 1938 Plan of the Town of Richmond Hill. Approximate location of subject property noted in red. (Source: Richmond Hill Public Library)

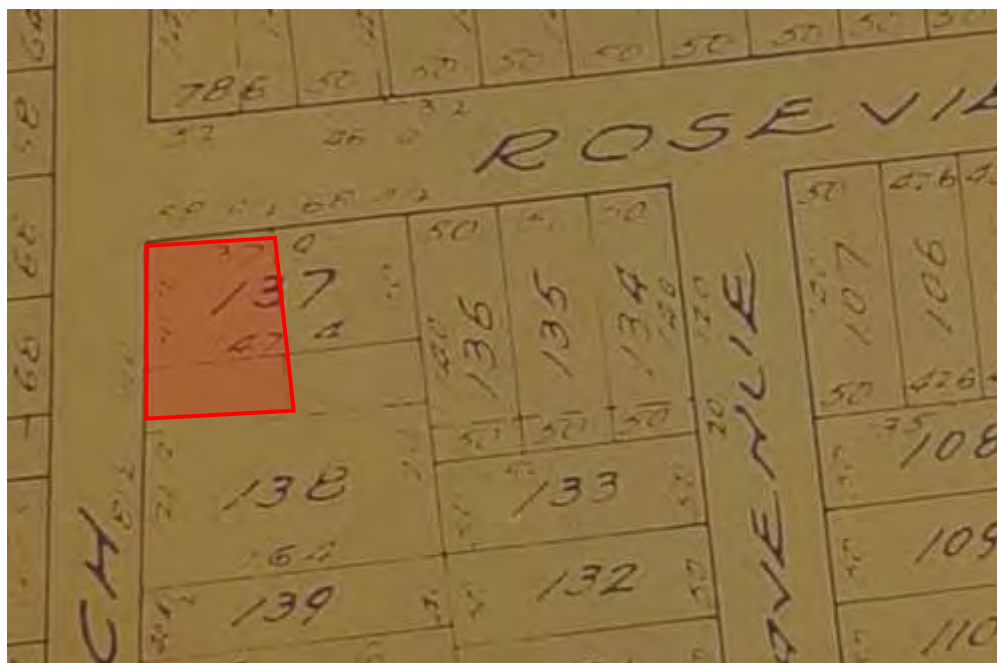


Figure 14: Excerpt of the 1938 Plan of the Town of Richmond Hill. Approximate location of subject property noted in red. (Source: Richmond Hill Public Library)

The building located at what is now 34 Roseview Avenue was likely constructed by either Charles Hickson or Albert Hyslop. According to land abstracts dated September 1913, Charles Hickson purchased the West 68'9" of frontage of lot 137 from Albert Hyslop for \$250.00. At this time, the lot was divided into two halves encompassing what is now 34 Roseview Avenue, and the property to the east at 38 Roseview Avenue. In April 1915, the property was purchased from Charles Hickson by Charlotte Mortson for \$3,125.00. Therefore, the house was likely constructed by Charles Hickson at some point between 1913 and 1915. The 1921 census confirms Charlotte Mortson as a resident on Roseview Avenue, residing in a brick house (or brick veneer house) with her daughter Olive. Miss Mortson is noted as being of no occupation.

18	23	25	Turner, Samuel	Church St	"	"	"	"	0	BBs B.V.	(6)	40340	M	24	(50)	Ontario	C
19	"	"	Mabel	"	"	"	"	"	"	"	"	40340	F	11	24	Ontario	C
20	"	"	Kathleen	"	"	"	"	"	"	"	"	40340	F	11	24	Ontario	C
21	32	34	Morton, Charlotte	Riverside Ave	"	"	"	"	0	BBs B.V.	(6)	40340	F	11	24	Ontario	C
22	"	"	Olivia Elizabeth	"	"	"	"	"	"	"	"	40340	F	11	24	Ontario	C
23	"	"	Clarke, Emily	"	"	"	"	"	"	"	"	40340	F	11	24	Ontario	C
24	34	35	Watson, Ronald	Riverside Ave	"	"	"	"	0	BBs B.V.	(6)	40340	M	24	(50)	Ontario	C
25	"	"	Caroline	"	"	"	"	"	"	"	"	40340	F	11	24	Ontario	C
26	"	"	Muriel	"	"	"	"	"	"	"	"	40340	F	11	24	Ontario	C
27	34	35	Watson, Ronald	Riverside Ave	"	"	"	"	0	BBs B.V.	(6)	40340	M	24	(50)	Ontario	C
28	"	"	Caroline	"	"	"	"	"	"	"	"	40340	F	11	24	Ontario	C
29	"	"	Muriel	"	"	"	"	"	"	"	"	40340	F	11	24	Ontario	C
30	"	"	Watson, Ronald	Riverside Ave	"	"	"	"	0	BBs B.V.	(6)	40340	M	24	(50)	Ontario	C
31	"	"	Caroline	"	"	"	"	"	"	"	"	40340	F	11	24	Ontario	C
32	"	"	Muriel	"	"	"	"	"	"	"	"	40340	F	11	24	Ontario	C
33	"	"	Watson, Ronald	Riverside Ave	"	"	"	"	0	BBs B.V.	(6)	40340	M	24	(50)	Ontario	C
34	"	"	Caroline	"	"	"	"	"	"	"	"	40340	F	11	24	Ontario	C
35	"	"	Muriel	"	"	"	"	"	"	"	"	40340	F	11	24	Ontario	C

Figure 15: Excerpt of the 1921 census of the Town of Richmond Hill noting Charlotte Mortson, resident of Roseview Avenue (Source: Ancestry.ca)

The land registry records for Lot 137 indicate that the property was sold by Olive E. Williams (daughter of Charlotte Mortson) to William F. Tyndall and his wife Annie in 1934. They are confirmed as residents of 34 Roseview Avenue as per the 1953 Voters Lists (see below). The property was sold by Annie Tyndall to Mary Connolly in 1957. The building was converted as triplex with rental apartment units at some point in the later half of the 20th century.

297 Tate, Mrs. Janet—90 Church St. S.
298 Todd, Norman A. barrister, 95 Church St. S.
299 Todd, Mrs. Helen—95 Church St. S.
300 Teetzel, Lewis B. accountant, 78 Roseview Ave.
301 Teetzel, Mrs. Zella—78 Roseview Ave.
302 Teetzel, Keith O. clerk, 78 Roseview Ave.
303 Tyndall, William T. retired, 34 Roseview Ave.
304 Tyndall, Mrs. Annie E.—34 Roseview Ave.
305 Theakston, Norman, mechanic, 53a Yonge St. S.
306 Theakston, Mrs. Grace—53a Yonge St. S.
307 Wilson, John P. doctor, 4 Church St. S.
308 Wilson, Mrs. Mary — 4 Church St. S.
309 Wilson, Fred C. barber, 99 Church St. S.
310 Wilson, Mrs. Belle B.—99 Church St. S.

Figure 16: Excerpt of the 1953 Voters List of the Town of Richmond Hill noting Wilsiam (William) and Annie residing at 34 Roseview Avenue (Source: Ancestry.ca)

By the mid. 20th century the neighbourhood became more established with a mix of buildings with a range of construction dates and architectural styles. While the individual features of the subject property are difficult to decipher on the 1954 aerial photo, the building is visible and is surrounded by other residential lots facing the either Roseview Avenue or Church Street South.



Figure 17: Detail of the 1954 aerial photograph of the neighborhood located east of Young, north of Major Mackenzie Drive (Source: University of Toronto Map Library)

5.0 Description of Cultural Heritage Resources

5.1 Description of Site & Built Heritage Features

5.1.1 Description of Context

The subject property located at 34 Roseview Avenue is located within an established neighbourhood east of Young Street, north of Major Mackenzie Drive East. The neighbourhood is characterized with a mix of architectural styles and dates of construction. Buildings are predominantly 1 ½ to 2 ½ stories and are oriented towards the street with fairly consistent setbacks. Newer developments are located nearby, including the apartment building located at 10101 and 10097 Young Street and the townhouse development located at 72-76 Church Street.



Figures 18 & 19: (left) View of apartment building (rear access) at the intersection of Church Street South and Roseview Avenue, (right) View of townhouses and apartment building looking across the front lawn of 34 Roseview Avenue from the north side of Roseview Avenue (Source: MHBC, 2019)



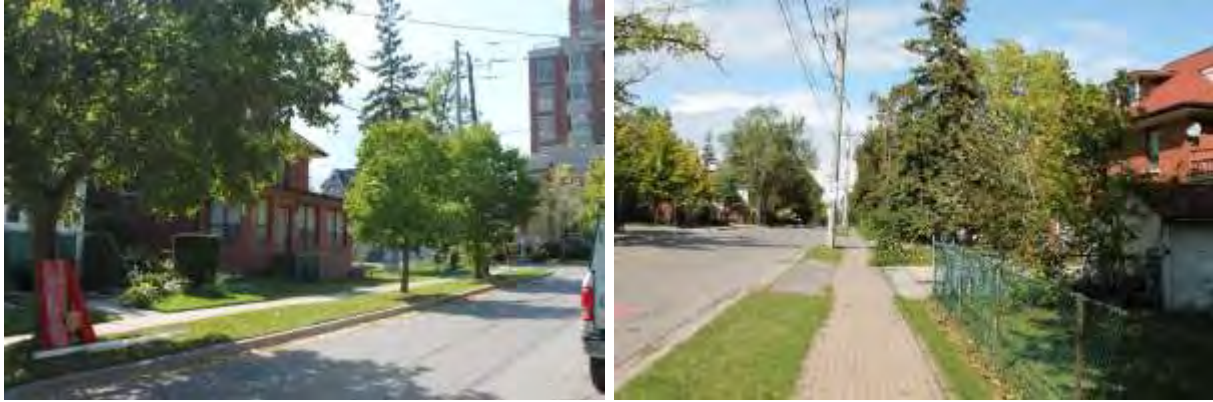
Figures 20 & 21: (left) View of 85 Church Street South, looking south-east from the east side of Church Street South, (right) View of 38 Roseview Avenue, looking south-east from north side of Church Street South (Source: MHBC, 2019)

5.1.2 Description of Subject Property

The property located at 34 Roseview Avenue includes a single detached residential building and a detached garage. The dwelling is located at the north-east corner of the lot and fronts onto Roseview Avenue. A large paved parking pad is located to the west of the dwelling. A single storey detached garage is located adjacent to the paved parking pad, fronting west towards Church Street South. The property includes landscaped open space south of the dwelling. Mature trees are located at the south-east corner of the lot including one large conifer.



Figures 22 & 23: (left) View of Church Street South looking south along west lot line of subject property, (right) View of detached garage and landscaped open space at south-west corner of the subject property. Note location of 81 Church Street to the south (adjacent) (Source: MHBC, 2019)



Figures 24 & 25: (left) View of Roseview Avenue looking south-west towards apartment building and townhouses from north side of Roseview Avenue, (right) View of Church Street South looking north towards Roseview Avenue (Source: MHBC, 2019)

5.2.2 Description of Built Features

The property located at 34 Roseview Avenue contains a dwelling constructed in the Edwardian Classical architectural style c.1915. This type of architectural style, when used for low density residential purposes typically includes simplified architectural details with formal composition. They display balanced facades, simple/large roofs (usually hip or gable), with smooth brick and generous glazing (Blumenson, 1990) and can include other details, such as deep cornices and dormer windows.

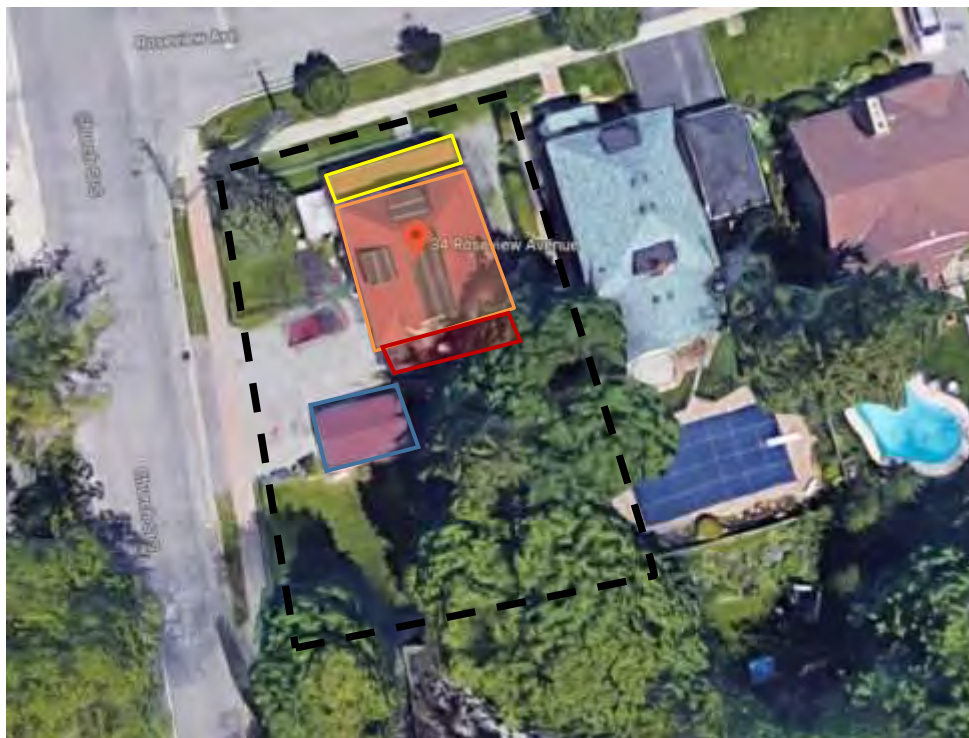


Figure 26: Aerial photo noting location of built features (not to scale). (Source: Google Images, Accessed November 2019)

The existing building located on the subject property includes the original building (noted on the figure above in orange) as well as two later additions at the north and south facades (noted on Figure 26 in yellow and red). Both the north and south additions were constructed at some point between 1950s and 1980s when the building was converted to apartment use. The original portion of the building includes a square-shaped plan with a hipped roof and deep cornices. The property also includes a detached garage (See Figure 26 above, noted in blue).

North (front) Elevation

The north elevation of the building provides views of the original portion of the building and the mid. 20th century addition. The original portion of the building includes two rectangular-shaped windows at the second storey. Both windows are modern replacements and respect the original window openings. The dormer window above the roofline includes a deep cornice (similar to the roof of the house) and modern replacement windows.

The addition to the building has resulted in the removal of any original features of the building at the first storey, such as an original porch/verandah, and windows. The addition is constructed of a red brick with light coloured mortar which contrasts with that of the original portion of the house. One rectangular window is located west of the front entrance. Two paired rectangular-shaped

windows are located east of the door. A large sliding patio style door is located at the west end of this addition, facing Church Street South. A pair of rectangular-shaped windows are located at the east end of the northerly addition.



Figures 27 & 28: (left) View of north elevation looking south from north side of Roseview Avenue, (right) Detail view of dormer window at north elevation (Source: MHBC, 2019)



Figures 29 & 30: (left) View of patio style sliding door of the northern addition, facing west (right) View of the front entrance of the north addition, facing north (Source: MHBC, 2019)

East Elevation

Views of the east elevation of the original portion of the building include two arched basement windows with simple flush brick voussoirs and three windows at the first storey. Two of which are located halfway between the first and second storeys, likely providing light for a stairway. These

three windows include stone lintels and are separated by a brick chimney. All five window openings at the east elevation have been replaced with modern windows.



Figures 31 & 32: (left) View of east elevation looking north towards Roseview Avenue (right) View of east elevation looking south-west from south side of Roseview Avenue (Source: MHBC, 2019)

West Elevation

The west elevation of the original portion of the building includes four (4) windows. This includes three windows at the first and second storeys which have stone lintels and simple flush brick voussoirs. The two windows at the first storey are similar in shape, with the southerly window being approximately twice as large. The second storey window is rectangular in shape. The dormer window includes a rectangular-shaped window under the cornice. All windows at the west elevation are modern replacements respecting original window openings.



Figures 33 & 34: (left) View of west elevation looking east from north-west side of Church Street South (right) View of west elevation looking east from west side of Church Street South (Source: MHBC, 2019)

South Elevation

The south elevation provides views of the original portion of the building as well as a mid. 20th century addition at the first storey and a secondary wood frame access to each of the three apartments of the building. The south elevation of the third storey has been altered from a hipped roof to include a dormer with a sliding patio style door to provide access to the third apartment via the external staircase. This has resulted in the complete reconstruction of the roofline to include a new entrance and windows.

The original portion of the building at the first storey has been obstructed with the construction of a wood frame, vinyl siding clad addition. This addition includes one window at the south elevation. The east side of the original portion of the building includes a rear entrance, where the door opening is likely original to the structure. The external staircase and secondary entrance to the apartments is located adjacent to this entrance at the south elevation. The second storey appears to have had window and door openings added to facilitate its use as an apartment.



Figures 35 & 36: (left) View of east and south elevations (second and third storeys) looking north-east from east side of Church Street South (right) Detail view of third storey apartment (south elevation) looking north-east from Church Street South (Source: MHBC, 2019)



Figures 37 & 38: (left) View of fire escape and south entrance doorway looking north towards Church Street South from rear yard (right) View of south elevation rear addition and fire escape looking north-west from rear yard (Source: MHBC, 2019)

Detached Garage

The existing detached single storey garage can be described as a front-end gable wood frame structure clad in horizontal wood siding, constructed in approximately the mid. 20th century. The structure is approximately 7.5 metres x 4 metres in size and includes one small rectangular shaped fixed window at the north elevation. A person door is located at the east elevation of the structure.



Figures 39 & 40: (left) View of fire escape and south entrance doorway looking north towards Church Street South from rear yard (right) View of south elevation rear addition and fire escape looking north-west from rear yard (Source: MHBC, 2019)

6.0 Cultural Heritage Resource Evaluation

6.1 Evaluation Criteria

The following section of this report will provide an analysis of the cultural heritage value of the subject property as per *Ontario Regulation 9/06* of the *Ontario Heritage Act*. This will include a list of heritage attributes for the subject property.

Ontario Regulation 9/06 provides that:

A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

- 1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
 - ii. displays a high degree of craftsmanship or artistic merit, or*
 - iii. demonstrates a high degree of technical or scientific achievement.**
- 2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.**
- 3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,*
 - ii. is physically, functionally, visually or historically linked to its surroundings, or*
 - iii. is a landmark.**

6.1 Evaluation of Cultural Heritage Value or Interest

Design/Physical Value

The property located at 34 Roseview Avenue has modest design/physical value as it includes a building constructed between 1913 and 1915 in the Edwardian architectural style. While the description of the building in the Richmond Hill Heritage Register identifies that it is a 'Foursquare' style building, it is more likely that it is Edwardian, similar to those located within the immediate vicinity of the subject property along Church Street South and Roseview Avenue. However, the details of the building and its architectural style is difficult to determine due to the removal of heritage attributes over time. At the time the building was constructed, when it retained all of its original heritage attributes, it would have been considered a typical or representative example of an Edwardian residential building. Alterations have resulted in the removal or alteration of many original attributes of the building. This includes the removal of many features at both the south and north elevations at the first storey, the replacement of all original windows, and the complete reconstruction of the roofline at the south elevation. The building is not considered an early, rare, or unique example of its type or time period. The building does not display a high degree of craftsmanship or artistic merit. The building does not demonstrate a high degree of technical or scientific achievement. Other, more representative examples of Edwardian dwellings which have retained their heritage integrity are located south of the subject property, along the east side of Roseview Avenue.

Although *Ontario Regulation 9/06* does not consider the integrity of a resource or its physical condition, the Ministry of Culture Tourism and Sport advises on *Integrity* (Page 26) and *Physical Condition of properties* (Page 27) in part of Section 4, *Municipal Criteria of the Heritage Property Evaluation* document of the *Ontario Heritage Toolkit*.

In the matter of integrity the Guide notes that: (underline for emphasis),

A cultural heritage property does not need to be in original condition. Few survive without alterations on the long journey between their date of origin and today. Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.

For example, a building that is identified as being important because it is the work of a local architect, but has been irreversibly altered without consideration for design, may not be worthy of long-term protection for its physical quality. The surviving features no longer represent the design; the integrity has been lost. If this same building had a

prominent owner, or if a celebrated event took place there, it may hold cultural heritage value or interest for these reasons, but not for its association with the architect.

Ministry guidelines from the *Ontario Heritage Took Kit Heritage Evaluation* resource document note that:

Individual properties being considered for protection under section 29 must undergo a more rigorous evaluation than is required for listing. The evaluation criteria set out in Regulation 9/06 essentially form a test against which properties must be assessed. The better the characteristics of the property when the criteria are applied to it, the greater the property's cultural heritage value or interest, and the stronger the argument for its long-term protection.

As many original features have been removed and replaced with elements which are not compatible or do not contribute to the building's design/physical value, the integrity of the building is considered compromised.

Historical/Associative Value

The subject property retains little historical/associative value for its associations with former property owners. These former property owners after the creation of the lot in 1913 includes Albert Hyslop, Charles Hickson, and Charlotte Mortson. The building was likely constructed for either Charles Hickson or Charlotte Mortson c.1915. There is no evidence in the historic record to suggest that any of these individuals had a significant impact on the development of the community in the 20th century. Further, the property is not associated with any theme, event, belief, person, or activity that would be considered significant. The architect or builder is not currently known, but could be added to the historic record in the future if the information became available. The property does not yield information which would significantly contribute to the understanding of the community.

Contextual Value

The subject property has modest contextual value for its location in the established residential neighbourhood located east of Young Street, north of Major Mackenzie Drive East in Richmond Hill (former Markham Township). This neighbourhood is characterized by a mix of building types, architectural styles, and construction dates. This includes the 21st century apartment complex and townhouse developments located within the immediate vicinity of the subject lands on the west side of Church Street South. The building does not define the character of the neighbourhood. The building is not considered a landmark within its context. The building does not have a significant visual, functional or physical relationship to its surroundings. Instead, the building was constructed on part of Lot 137 of Plan 1883, which was registered in the early 20th century. The building retains its original location in-situ, fronting Roseview Avenue to the north.

6.4 Evaluation Summary

The property has modest design/physical value as it is a typical example of an Edwardian residential building constructed c.1915. However, the building is not considered early, unique, or rare. Many heritage attributes of the building have been either removed or altered as a result of converting the building into apartment units in the mid. to late 20th century. The property does not demonstrate significant historical/associative value. The building does not define the character of the neighbourhood and is not considered a landmark.

The following list includes remnant features of the original portion of the building:

- Red brick construction and 2 ½ storey massing with square-shaped plan (of the original portion of the building);
- All original window and door openings visible from the street;
- Remnants of the original hipped roofline with deep cornices; and
- Dormer windows above the roofline.

As the existing detached garage and the north and south additions to the original portion of the building are not indicative of a particular architectural style, and are not of a high level of craftsmanship or artistic merit and do not contribute to the design/physical or historical/associative value of the building, they have not been identified as heritage attributes.

Based on the summary of evaluation provided above, it is our conclusion that the building has modest design/physical and contextual values and does not meet the Provincial Policy Statement definition of *significant* as follows:

e. in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

As the subject property a) does not provide compelling evidence of having significant design/physical, historical/associative, or contextual values associated with any built or natural feature which would make an important contribution to the understanding of the community and b) its heritage integrity has been compromised, we would not recommend the designation of the property located at 34 Roseview Avenue under Part IV of the *Ontario Heritage Act*. The construction of a new building would have an equal opportunity to support the character of the neighbourhood, which displays a range of architectural styles and construction dates, provided that it was compatible with the character of the neighbourhood in terms of scale/massing and setbacks.

7.0 Description of Proposed Development

7.1 Plan of Severance

The proposed development of the subject property includes a Consent Application to create one (1) severed lot and one (1) retained lot. The retained lot would include the existing Edwardian style dwelling constructed c. 1915. The southerly portion of the lot would be severed, requiring the demolition of the existing detached garage which has not been identified as a heritage feature of the property.

The retained lot would have a lot area of approximately 369 m². The severed lot would have an approximate lot area of 394 m². The existing building located at 34 Roseview Avenue would be retained and renovated so that it may continue to be used for residential purposes.

The following table provides a summary of variances which would be required as a result of the proposed development as summarized by the Site Plan provided in Appendix A of this report (Vulcan Design, 2019) as follows:

	By-law:	Ret. Lot	Variance Req'd:	Severed Lot	Variance Req'd:
<i>Min. Lot Frontage</i>	15.24m	19.40	NO	14.26m	YES
<i>Min. Lot area</i>	464.5m ²	368.67 m ²	YES	294.31m ²	YES
<i>Min. Front Yard</i>	6.09m	4.72m (le conf)	YES	n/a	n/a
<i>Min Front Yard (key lot)</i>	4.57m	n/a	n/a	5.84m	NO
<i>Min. Rear yard</i>	7.62m	6.00m	YES	6.06m	YES
<i>Min. Int. Side Yard</i>	1.82m (2 sty)	3.44	NO	1.82/1.82m	NO
<i>Min. Ext. Side Yard</i>	3.048m ²	7.21	NO	n/a	n/a
<i>Max. Lot Coverage</i>	30%	27.3%	NO	35.8%	YES
<i>Building Height</i>	10.6m	9.17	NO	10.29m	YES

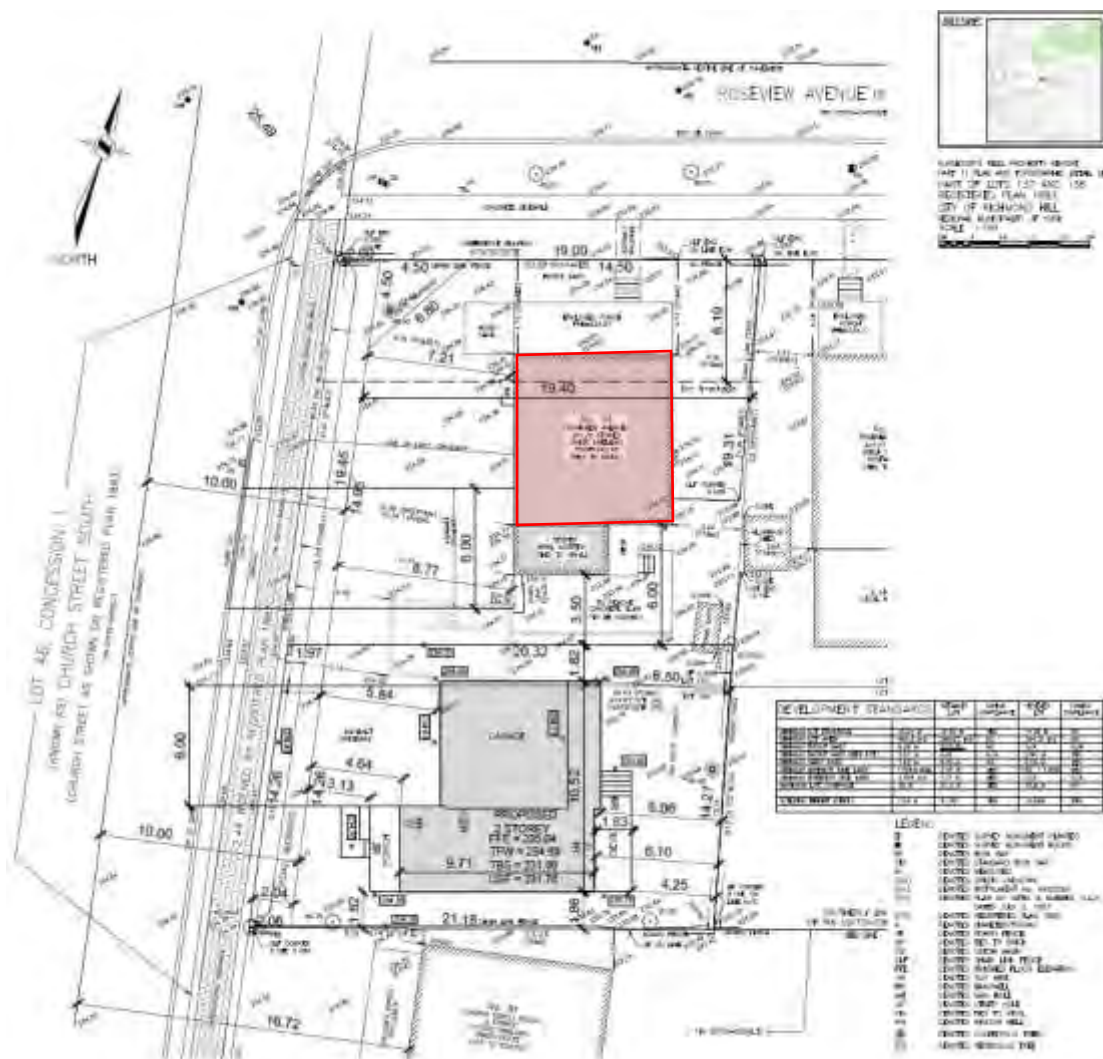


Figure 41: Proposed Site Plan and Plan of Severance (Source: Vulcan Design Inc., 2019) Approximate location of original portion of existing dwelling at 34 Roseview noted in red.

7.2 New Construction

The proposed development includes the construction of a new single-detached dwelling on the severed lot. The proposed new 2 storey dwelling includes an attached garage fronting Church Street South. The building proposes a maximum height of 10.29 metres, which is in compliance with the zoning By-law. The building proposes a maximum lot coverage of 35.8%, whereas the zoning By-law allows 30%. The house would be set back 5.84 metres from the front lot line, which would not require a variance.

8.0 Analysis of Impacts

8.1 Introduction

The following sub-sections of this report will provide an analysis of impacts which are anticipated as a result of the proposed redevelopment as they relate to the subject property located at 34 Roseview Avenue and two (2) properties located adjacent (contiguous) which are listed (non-designated) on the City of Richmond Hill Heritage Register. This includes the properties located at a) 38 Roseview Avenue (east of the subject property), and b) 81 Roseview Avenue (south of the subject property).

8.2 Classifications of Impacts

There are three classifications of impacts that the effects of a proposed development may have on an identified cultural heritage resource: beneficial, neutral or adverse. Beneficial impacts may include retaining a resource of cultural heritage value, protecting it from loss or removal, restoring/repairing heritage attributes, or making sympathetic additions or alterations that allow for the continued long-term use of a heritage resource. Neutral effects have neither a markedly positive or negative impact on a cultural heritage resource. Adverse effects may include the loss or removal of a cultural heritage resource, unsympathetic alterations or additions which remove or obstruct heritage attributes. The isolation of a cultural heritage resource from its setting or context, or the addition of other elements which are unsympathetic to the character or heritage attributes of a cultural heritage resource are also considered adverse impacts. These adverse impacts may require strategies to mitigate their impact on cultural heritage resources.

The impacts of a proposed development or change to a cultural heritage resource may occur over a short or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact.

The following analysis of impacts of the proposed development is guided by the Heritage Toolkit of the Ministry of Tourism, Culture and Sport. Here, the Toolkit outlines potential sources of adverse impacts as follows:

- Destruction: of any, or part of any *significant heritage attributes* or features;
- Alteration: that is not sympathetic, or is incompatible, with the historic fabric and appearance:

- Shadows: created that alter the appearance of a *heritage attribute* or change the viability of a natural feature or plantings, such as a garden;
- Isolation: of a *heritage attribute* from its surrounding environment, context or a significant relationship;
- Direct or Indirect Obstruction: of significant views or vistas within, from, or of built and natural features;
- A change in land use: such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- Land disturbances: such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

8.3 Impact Analysis

8.3.1 Potential Impacts of Proposed Development on 34 Roseview Avenue

Destruction & Alteration

The proposed Plan of Severance and construction of a new 2 ½ storey dwelling will not result in the destruction or alteration of any built features located on the subject property, including the original portion of 34 Roseview Avenue. The main alteration to the overall property as a result of the proposed severance and new construction includes the reduction of the rear (south) end of the lot which currently provides a) rear yard amenity space, b) the existing single detached garage, and c) the existing paved parking pad. These features of the property have not been identified as heritage attributes. The Plan of Severance and reduction in size of the rear yard will continue to provide a paved parking pad fronting Church Street South and rear yard amenity space which will support the continued residential use of the retained lot.

Shadows

The Plan of Severance is not anticipated to result in shadows. The proposed new building will create shadows which would be cast towards primarily towards the north. This would result in shadows which are a) not uncommon as many houses of a similar scale and massing are located along Church Street South, and b) will not result in changes which would alter the viability of a heritage attribute. In addition to this, the majority of the rear yard at 34 Roseview Avenue is currently cast in shadows year-round due to the presence of large coniferous tree species. These species of trees are not identified as heritage attributes and are proposed to be removed.

Isolation

The severed lot of the proposed Plan of Severance does not include any significant heritage features which would be separated from the retained lot. Therefore, the proposed Plan of Severance is not anticipated to result in the isolation of any heritage features. Similarly, the proposed new building is not anticipated to result in any isolation impacts as no heritage features are located at the south end of the lot as part of the proposed severed lot.

Direct or Indirect Obstruction

The proposed construction is not anticipated to result in direct or direct obstruction of views of the existing house located on the retained lot. The proposed new house will be situated on the severed lot fronting Church Street South. The north, west, and south facades of the existing dwelling will remain visible from the public realm along Church Street South and Roseview Avenue.

Change in Land Use

The Plan of Severance and proposed new construction will also not result in a change in land use as both the retained and severed lot will remain residential in use.

Land Disturbances

The Plan of Severance will not result in land disturbances. Instead, these potential impacts are associated with the proposed new construction. These land disturbances are not anticipated to have a significant impact on the existing building located at 34 Roseview. No known archaeological resources are currently identified at 34 Roseview Avenue. An assessment of archaeological potential can only be determined by a licensed archaeologist.

8.3.1 Potential Impacts of Proposed Development on Adjacent Listed Properties

Destruction & Alteration

The proposed Plan of Severance or the construction of a new building on the severed lot of the subject lands will not result in the destruction or alteration in whole, or in part of any features or structures located at either 38 Roseview Avenue or 81 Church Street South. The only demolition that is proposed as a result of the construction of the new building is the existing single storey garage on the severed lot, which has not been identified as a heritage feature.

Shadows

The proposed new building will result in shadows, which would be cast primarily to the north. These shadows are not anticipated to be cast to the south or the north-east at either 81 Church Street South or 38 Roseview Avenue in such a way that would result in adverse impacts to the viability of a natural feature. The context of the subject lands already includes species of coniferous and deciduous trees which provide shade in rear yard amenity areas and side yards for the properties located at 38 Roseview Avenue and 81 Church Street South. While these mature trees located in the rear yard of 34 Roseview Avenue have not been identified as heritage features, they are anticipated to be removed in order to facilitate the construction of the proposed new dwelling on the severed lot. New trees or plantings could be planted in the rear yard of the severed lot which would continue to provide shade.

Isolation

The proposed Plan of Severance and the new building are not anticipated to result in isolation as no built heritage features are shared or interrelated between the subject property and the adjacent properties.

Direct or Indirect Obstruction

The proposed Plan of Severance or the new building will not result in either the direct or indirect obstruction of views of the primary facades of the buildings located at 81 Church Street South, or 38 Roseview Avenue. The front (north facades) of both residential dwellings at 38 Roseview Avenue will continue to be visible from the public realm along Roseview Avenue and Church Street South. The north façade of the dwelling located at 81 Church Street South will continue to be visible (as existing) from Church Street South. While this is true, the proposed new building on the severed lot will result in the partial obstruction views of the north (side) elevation of the 1 ½ storey dwelling at 81 Church Street South. This is considered a minor or negligible adverse impact as the primary (front) elevation of the dwelling will remain visible from the public realm.



Figure 42: Existing view of rear yard of 34 Roseview Avenue and north (side) elevation of 1 ½ storey dwelling located adjacent at 81 Church Street South
(Source: MHBC, 2019)

Change in Land Use

The proposed development will not result in any change in land use for any of the properties located at 38 Roseview Avenue, or 81 Church Street South.

Land Disturbances

Land disturbances are not anticipated which would change the grade or alter soils on the adjacent properties. As no soil moving activities are anticipated on the properties at 38 Roseview Avenue or 81 Church Street South, no impacts to any potential or unidentified archaeological resources is anticipated.

Setbacks, Scale & Massing

The proposed new building is also not anticipated to result in adverse impacts to either the existing building located at 34 Roseview Avenue or the adjacent buildings located at 38 Roseview Avenue or 81 Church Street South in terms of scale/massing and setbacks. The proposed new building will face Church Street South and proposes a front yard setback of 3.83 metres from the porch to the property line given the proposed Road Widening. This proposed setback is similar to that of the adjacent building to the south at 81 Church Street South.

The proposed scale and massing of the house on the severed lot is 10.36 metres in height, or 2 ½ storeys. This is consistent with other buildings in the neighbourhood in the immediate context of the subject lands along Church Street South and Roseview Avenue. The proposed 2 ½ storeys is consistent with the existing house on the retained lot at 34 Roseview Avenue as well as the building at 38 Roseview Avenue, both of which are almost identical in their original design. The proposed new building on the severed lot is also consistent with the scale and massing with several Edwardian style buildings located on the east side of Church Street South, south of 81 Church Street South. This includes the building located at 85 Church Street South, adjacent to 81 Church Street South to the south. The existing relationship between the 2 ½ storey building at 85 Church Street South has been observed to exist cohesively beside the 1 ½ storey building at 81 Church Street South. Therefore, it is reasonable to conclude that the construction of the proposed 2 ½ storey building on the severed lot at 34 Roseview Avenue will be consistent with the established character of the neighbourhood in terms of scale and massing, which includes buildings which are predominantly between 1 ½ and 2 ½ storeys in height.

8.4 Table Summary of Impact Analysis

Sources of Potential Impacts:	Plan of Severance		New Construction	
	34 Roseview	Adjacent Properties	34 Roseview	Adjacent Properties
Destruction	NO	NO	NO	NO
Alteration	NO	NO	NO	NO
Shadows	NO	NO	NO	NO
Isolation	NO	NO	NO	NO
Obstruction	NO	NO	NO	Negligible adverse impact: proposed new building would partially limit visibility of north (side) elevation of 81 Church Street South from public realm along Church Street South
Change, Land Use	NO	NO	NO	NO
Land Disturbances	NO	NO	NO	NO
Setbacks	NO	NO	NO	NO
Scale/Massing	NO	NO	NO	NO

9.0 Mitigation Measures and Conservation Recommendations

9.1 Mitigation Recommendations

The cultural heritage evaluation of the subject property provided in this report concluded that its value was modest, and does not meet the definition of significant under Provincial Policy Statement. Further, the analysis of potential impacts determined that they were minor in nature, and negligible. Therefore, no alternative development approaches or mitigation recommendations are required or necessary.

10.0 Conclusion and Recommendations

This Heritage Impact Assessment concludes that the property located at 34 Roseview Avenue has modest design/physical value as it is a typical example of an Edwardian residential building constructed c.1915. The building is not considered early, unique, or rare. Many heritage attributes of the building have been either removed or altered as a result of converting the building into apartment units in the mid. to late 20th century. The property does not demonstrate significant historical/associative value. The building does not define the character of the neighbourhood and is not considered a landmark.

The following list includes remnant features of the original portion of the building:

- Red brick construction and 2 ½ storey massing with square-shaped plan (of the original portion of the building);
- All original window and door openings visible from the street;
- Remnants of the original hipped roofline with deep cornices; and
- Dormer windows above the roofline.

As the existing detached garage and the north and south additions to the original portion of the building are not indicative of a particular architectural style, and are not of a high level of craftsmanship or artistic merit and do not contribute to the design/physical or historical/associative value of the building, they have not been identified as heritage attributes.

Based on the summary of evaluation provided above, it is our conclusion that the building has modest design/physical and contextual values and does not meet the Provincial Policy Statement definition of *significant*. As such, we would not recommend long-term conservation of the property or building through designation of the property located at 34 Roseview Avenue under Part IV of the *Ontario Heritage Act*. The construction of a new building would have an equal opportunity to support the character of the neighbourhood, which displays a range of architectural styles and construction dates, provided that it was compatible with the character of the neighbourhood in terms of scale/massing and setbacks.

The proposed Plan of Severance as well as the new building (on the severed lot) is not anticipated to result in significant adverse impacts to the existing building located at 34 Roseview Avenue or the adjacent buildings located at 38 Roseview Avenue or 81 Church Street. While this report has identified that the proposed new building on the severed lot will result in the partial obstruction views of the north (side) elevation of the 1 ½ storey dwelling at 81 Church Street South, this is

considered a negligible adverse impact as the primary (front) elevation of the dwelling will remain visible from the public realm.

Given the conclusions of the cultural heritage evaluation of the subject property and the analysis of potential impacts on the subject property as well as the adjacent listed properties, no alternative development approaches or mitigation recommendations are required or necessary.

Respectfully submitted,

A handwritten signature in black ink that reads "Dan Currie". The script is cursive and fluid.

Dan Currie, MA, MCIP, RPP, CAHP
Partner

A handwritten signature in black ink that reads "Vanessa Hicks". The script is cursive and elegant.

Vanessa Hicks, M.A.
Heritage Planner

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- Deed Abstracts, Lot 46, Concession 1

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Appendix A

Site Plan and Elevations (next page)

I, DANIEL BERRY, DECLARE THAT I HAVE REVIEWED & TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK UNDER DIVISION C, PART 1 SECTION 5.1 OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CATEGORIES.

ENGINEER CERTIFICATION:

<u>UNITS</u>	<u>ABBREVIATIONS</u>
WOOD	
W1	DJ DOUBLE JOIST
W2	TJ TRIPLE JOIST
W3	GT GUTTER TRUSS
W4	DO DOOR
W5	DO DOOR
W6	RJ ROOF JOISTS
STEEL	
S1, S2, S3	SB SOLID BEARING
S4, S5, S6	STB STEEL TRIMMING (S-3)
S7, S8, S9	PL POINT LOAD
S10, S11	(PL) FLUSH
S12, S13	(CR) CROPPED
S14, S15	FG FIXED GLASS
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|---|---------------------------------|---|--|
|  | SOLID BEARING |  | GAS LINE |
|  | CONCENTRATED
POINT LOAD |  | CABLE LINE |
|  | FIRST PLACE VENT |  | PHONE JACK |
|  | DRYER VENT |  | CEILING EXHAUST FAN |
|  | STOVE VENT |  | PULL CHAIN C.L.G. LIGHT |
|  | CELLAR VENT |  | CEILING LIGHT |
|  | SMOKE ALARM |  | 3 WAY SWITCH |
|  | CARBON MONOXIDE
DETECTOR |  | LIGHT SWITCH |
|  | HOSE BIB |  | 120 VOLT RECEPTACLE |
|  | WATERPROOF
ELECTRICAL OUTLET |  | ELECTRIC RECEPTACLE
(W/ OFF FINISH FLOOR) |
|  | HOOD/CELLAR VENT |  | FLOOR DRAIN |
|  | DRYER VENT | | |

[illegible]

PROJECT: VTH-0000
34 ROSEVIEW AVE.
RICHMOND HILL, ON

PG. CONTENT: FLOOR PLANS SCALE: $3/16" = 1'-0"$	PAGE: A1
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Not for Construction

Appendix B

Terms of Reference (next page)



Town of Richmond Hill

Cultural Heritage Impact Assessment

Terms of Reference

When is a Cultural Heritage Impact Assessment Required?

A CHIA is required for the following application types if the application is adjacent to or contains a property that is included on the Town of Richmond Hill's Inventory of Buildings of Architectural and Historical Importance:

- Notice of Intent to Demolish – Section 27(3) of the Ontario Heritage Act
- Application to Demolish – Section 34(1) of the Ontario Heritage Act
- Official Plan Amendment;
- Zoning By-law Amendment;
- Plans of Subdivision; and
- Site Plan Control.

A HIA may be required by staff for the following additional application types:

- Consent and/or Minor Variance and Building Permit applications for any property included on the Town of Richmond Hill's Inventory of Buildings of Architectural and Historical Importance; and
- Where properties adjacent to a cultural heritage resource are subject to Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, Site Plan Control and/or Consent and/or Minor Variance applications.

Purpose of a Cultural Heritage Impact Assessment

Heritage conservation involves identifying, protecting and promoting the elements that our society values. A Cultural Heritage Impact Assessment (CHIA) is the primary heritage planning vehicle to assess and review the potential cultural heritage significance of a particular resource, consider the impact of any proposed site development or alteration and recommend an overall approach that best conserves any identified cultural heritage resources.

A CHIA forms an integral part of the municipal planning framework. Its rationale emerges from a range of Provincial and Municipal policies including the:

- Provincial Policy Statement, 2005 Section 2.6.3
- Ontario Planning Act, R.S.O. 1990, Part I, 2(d)
- Ontario Heritage Act, R.S.O. 1990, Part IV, Section 29 and Section 34
- Richmond Hill Official Plan, Section 3.4.2

If the property is deemed to contain cultural heritage value, a Cultural Heritage Conservation Plan (CHCP) is required as part of the CHIA. The CHCP shall be informed by established conservation principles and must provide a recommended conservation approach that mitigates negative impacts to the cultural heritage resources in question. The conservation principles contained in the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada and the Appleton Charter, published by the International Council on Monuments and Sites must be utilized to inform the recommended conservation strategy. The CHCP must also contain recommendations and provide sufficient detail to make informed decisions regarding any proposed changes or impacts to identified cultural heritage resources.

Where there is the potential of impacting archaeological resources an archaeological assessment must be undertaken by a licensed archaeologist as an additional study. Please refer to the Town of Richmond Hill's Archaeological Master Plan and the Ontario Ministry of Tourism, Culture and Sport for the triggers and stages of an archaeological assessment.

Who Can Prepare a Cultural Heritage Impact Assessment?

All CHIAs and other related documents including: CHCP reports, adaptive reuse plans and security plans must be prepared by a qualified heritage professional such as a heritage planner, heritage architect and/or heritage landscape architect with demonstrated knowledge of accepted heritage conservation standards, and who has undertaken historical research and identification/evaluation of cultural heritage value.

All heritage consultants submitting Cultural Heritage Impact Assessments must be members in good standing of the Canadian Association of Heritage Professionals (CAHP).

In addition, under Provincial law only a licensed, professional archaeologist may carry out an Archaeological Assessment using specific provincial standards and guidelines.

What Should a CHIA Contain and in What Format?

The CHIA will include, but is not limited to the following information:

(1) Introduction to Development Site

- a. A location plan indicating subject property (Property Data Map and aerial photo);
- b. A concise written and visual description of the property identifying significant features, buildings, landscape and vistas;
- c. A concise written and visual description of the cultural heritage resource(s) contained within the development site identifying significant features, buildings, landscape, vistas and including any heritage recognition of the property (see the Town of Richmond Hill's Inventory of Buildings of Architectural and Historical Importance, Ontario Heritage Properties Database, Parks Canada National Historic Sites of Canada, and/or Canadian Register of Historic Places) with existing heritage descriptions as available;
- d. A concise written and visual description of the surrounding context including adjacent heritage properties, their landscapes and any potential undesignated cultural heritage resource(s); and
- e. Present owner contact information.

(2) Background Research and Analysis

- a. Comprehensive written and visual research and analysis related to all potential cultural heritage value or interest of the site (both identified and unidentified) including: physical or design, historical or associative, and contextual values;
- b. A development history of the site including original construction, additions and alterations with substantiated dates of construction; and
- c. Research material to include relevant historic maps and atlases, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, Town of Richmond Hill directories, etc.

(3) Statement of Significance

- a. A statement of significance identifying the cultural heritage value and heritage attributes of the cultural heritage resource(s). This statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions. This statement is to follow the provincial guidelines set out in the Ontario Heritage Tool Kit;

- b. The statement of significance will be written in a way that does not respond to or anticipate any current or proposed interventions. The Town may, at its discretion and upon review, reject or use the statement of significance, in whole or in part, in crafting its own statement of significance (Reasons for Listing or Designation) for the subject property; and
- c. Professional quality record photographs of the cultural heritage resource in its present state.

(4) Assessment of Existing Condition

- a. A comprehensive written description accompanied with high quality color photographic documentation of the cultural heritage resource(s) in its current condition and physical context (location, streetscape, etc).

(5) Description of the Proposed Development or Site Alteration

- a. A written and visual description of the proposed development or site alteration.

(6) Impact of Development or Site Alteration

- a. An assessment identifying any impact(s) the proposed development or site alteration may have on the cultural heritage resource(s). Impacts on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit and Appleton Charter include, but are not limited to:
- b. Removal of any, or part of any, significant heritage attributes or features;
- c. Alteration that impacts the historic fabric and appearance;
- d. Shadow impacts that alter the appearance and/or setting of a heritage attribute, or change the viability of an associated natural feature or plantings, such as a garden;
- e. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- f. Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- g. A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value;
- h. Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources; and

- i. Relocation (to be considered under the conditions described in the Appleton Charter).

(7) Considered Alternatives and Mitigation Strategies

- a. An assessment of alternative options, mitigation measures, and conservation methods that may be considered in order to avoid or limit the negative impact on the cultural heritage resource(s). Methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit include, but are not limited to:
- b. Alternative development approaches;
- c. Isolating development and site alteration from significant built and natural features and vistas;
- d. Design guidelines that harmonize mass, setback, setting, and materials;
- e. Limiting height and density;
- f. Allowing only compatible infill and additions;
- g. Reversible alterations; and
- h. Relocation (to be considered under the conditions described in the Appleton Charter).

(8) Conservation Strategy

- a. The preferred strategy based on best-practice conservation principles that protect and enhance the cultural heritage value and heritage attributes of the cultural heritage resource(s) including, but not limited to:
- b. A mitigation strategy including the proposed methods;
- c. A conservation scope of work including the proposed methods;
- d. An implementation and monitoring plan;
- e. Recommendations for additional studies/plans related to, but not limited to: conservation, interpretation and/or commemoration.
- f. If removal of the Cultural Heritage Resource was recommended, the CHIA must provide site specific design guidelines to address: lighting, signage, landscaping, site stabilization/sedimentation, and photographic documentation prior to demolition.
- g. Referenced conservation principles and precedents.

(9) Appendices

- a. A bibliography listing research materials used and sources consulted in preparing the HIA.

How Many Copies of a CHIA are to be Provided to The Town of Richmond Hill?

Please provide the following to the Town of Richmond Hill Heritage and Urban Design Planner:

- Two (2) bound hard copies; and
- One (1) CD copy in PDF Format.

Links

Local Resources

[Read Richmond Hill's Inventory of Buildings of Architectural and Historical Significance](#)

[Read Richmond Hill's Gormley Heritage Conservation District Study](#)

[Read Richmond Hill's Gormley Heritage Conservation District Plan](#)

Provincial Standards and Resources

[Read the Ontario Heritage Toolkit](#)

[Read the Heritage Conservation Principles for Land Use Planning Infosheet](#)

[Read the Eight Guiding Principles in the Conservation of Built Heritage Properties Infosheet](#)

[Visit the Ontario Ministry of Tourism, Culture and Sport Archaeological Assessment web page](#)

National and International Standards and Resources

[Read Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada](#)

[Visit the Canadian Register of Historic Places website](#)

[Visit the National Historic Sites of Canada website](#)

[Read the ICOMOS Appleton Charter](#)

Contact Information

Pamela Vega, CAHP

Heritage and Urban Design Planner,

Planning and Regulatory Services

Town of Richmond Hill

T 905-771-5529

F 905-771-2404

pamela.vega@richmondhill.ca

Appendix C

Chain of Title (next page)

CHAIN OF TITLE – 34 Roseview Avenue

Lot 46, Concession 1 within the former Township of Markham, East of Young Street

Part of Lots 137 and 138, Plan 1883 of the Town of Richmond Hill (House built on lot 137)

Inst. No.	Inst. Type	Reg. Date	Grantor	Grantee	Quantity	Remarks
<i>YORK REGION (65) RICHMOND HILL; MARKHAM, BOOK 154, CONCESSION 1 LOT 46 – PAGE</i>						
-	Patent	October 1802	Crown	Hugh Shaw		All 190 acres
2797	B&S	December 1815	James Shaw	Elizabeth Warren	\$100.00	E ½
26369	B&S	April 1843	James Warren et uz.	William Warren	\$400.00	Part 80 a.
2505	Grant	April 1876	William S. Warren	John. Palmer Jr.	\$7,000.00	Pt in al 73 a
3227	Grant	November 1878	John Palmer Senior, etux.	John Palmer Junior	\$4,000.00	Pt 56 ½ a S.M.
12714	Grant	December 1911	John Palmer & Ellen his wife	William J. Lawrence	\$13,000.00	Part in al 96.27 ac. Ex Ry
<i>YORK REGION (65) RICHMOND HILL, BOOK 636, 637 PLAN 1883 – PAGE 422</i>						
	Plan	June 1913	W. J. Lawrence, John Palmer, Mtgee			W.S. Gibson OLS
1304	Grant	September 1913	Albert Hyslop, Gertrude I his wife	Charles Hickson	\$250.00	W 68'9" front
1456	Grant	April 1915	Charles Hickson, Annie M his wife	Charlotte Mortson	\$3,125.00	Part
3397	Grant	August 1934	Olive E. Williams, Exrix Charlotte Mortson, Consent Treasurer of Ontario	William F. Tundall, Annie E. Susan as JTs	\$1.00 & C	W 68'9" S to Mtg.
14684	Grant	July 1957	Annie E.S. Tyndall	Mary I. Connolly	\$4002 &c	W 68' 102" on N limit (73'7" on S limit), inal

60105	Grant	July 1976	Mary O. Connolly	Wayne A. Rumble	\$2. Etc.	Pt. inal (?) cong. At the NW th (?) then s 110.17' then w 76.21' to w limit of lot 138 then n 110.58' to P.O.B (see clause to uses)
R455029	Grant	15/12/1987	Rumble, Wayne A.	Luigi, Anna, and Adriano Tari	n/a	Pt lot asin inst. 60105 (OL)

Appendix D

Curriculum Vitae (next page)

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

EDUCATION

2006

Masters of Arts (Planning)
University of Waterloo

1998

Bachelor of Environmental Studies
University of Waterloo

1998

Bachelor of Arts (Art History)
University of Saskatchewan

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, heritage impact assessments and cultural heritage landscape studies.

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners

Full Member, Ontario Professional Planners Institute

Professional Member, Canadian Association of Heritage Professionals

SELECTED PROJECT EXPERIENCE

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

Niagara-on-the-Lake, Corridor Design Guidelines

Cambridge West Master Environmental Servicing Plan

Township of West Lincoln Settlement Area Expansion Analysis

Ministry of Infrastructure Review of Performance Indicators for the Growth Plan

Township of Tiny Residential Land Use Study

Port Severn Settlement Area Boundary Review

City of Cambridge Green Building Policy

Township of West Lincoln Intensification Study & Employment Land Strategy

Ministry of the Environment Review of the D-Series Land Use Guidelines

Meadowlands Conservation Area Management Plan

City of Cambridge Trails Master Plan

City of Kawartha Lakes Growth Management Strategy

City of Cambridge Growth Management Strategy

City of Waterloo Height and Density Policy

City of Waterloo Student Accommodation Study

City of Waterloo Land Supply Study

City of Kitchener Inner City Housing Study

CONTACT

540 Bingham Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x 744
F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

HERITAGE PLANNING

Town of Cobourg, Heritage Master Plan
Municipality of Chatham Kent, Rondeau Heritage Conservation District Plan
City of Kingston, Barriefield Heritage Conservation District Plan Update
Burlington Heights Heritage Lands Management Plan
City of Markham, Victoria Square Heritage Conservation District Study
City of Kitchener, Heritage Inventory Property Update
Township of Muskoka Lakes, Bala Heritage Conservation District Plan
Municipality of Meaford, Downtown Meaford Heritage Conservation District Plan
City of Guelph, Brooklyn and College Hill Heritage Conservation District Plan
City of Toronto, Garden District Heritage Conservation District Plan
City of London, Western Counties Cultural Heritage Plan
City of Cambridge, Heritage Master Plan
City of Waterloo, Mary-Allen Neighbourhood Heritage District Plan Study
City of Waterloo Rummelhardt School Heritage Designation

Other heritage consulting services including:

- Preparation of Heritage Impact Assessments for both private and public sector clients
- Requests for Designations
- Alterations or new developments within Heritage Conservation Districts
- Cultural Heritage Evaluations for Environmental Assessments

DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x 744
F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com

CURRICULUMVITAE

Vanessa Hicks, M.A., C.A.H.P.

EDUCATION

2016

Master of Arts in Planning,
specializing in Heritage
Planning

*University of Waterloo,
School of Planning*

2010

Bachelor of Arts (Honours) in
Historical/Industrial
Archaeology

Wilfrid Laurier University

Vanessa Hicks is a Heritage Planner with MHBC and joined the firm after having gained experience as a Manager of Heritage Planning in the public realm where she was responsible for working with Heritage Advisory Committees in managing heritage resources, Heritage Conservation Districts, designations, special events and heritage projects (such as the Architectural Salvage Program).

Vanessa is a member of the Canadian Association of Heritage Professionals and graduated from the University of Waterloo with a Masters Degree in Planning, specializing in heritage planning and conservation. Vanessa provides a variety of research and report writing services for public and private sector clients. She has experience in historical research, inventory work, evaluation and analysis on a variety of projects, including Heritage Conservation Districts (HCDs), Heritage Impact Assessments (HIAs), Cultural Heritage Evaluation Reports (CHERs), Conservation Plans (CPs), Documentation and Salvage Reports, and Commemoration Projects (i.e. plaques). Vanessa is also able to comment provide comments regarding Stages 1-4 Archaeological Assessments due to her experience as a practicing field archaeologist and experience writing archaeological reports submitted to the Ministry of Tourism, Culture and sport.

PROFESSIONAL ASSOCIATIONS

Professional Member, Canadian Association of Heritage Professionals

PROFESSIONAL EXPERIENCE

June 2016 - Present Cultural Heritage Specialist/ Heritage Planner
MacNaughton Hermesen Britton Clarkson Planning Ltd.

2012 - 2016 Program Manager, Heritage Planning
Town of Aurora

May 2012 - October 2012 Heritage Planning Assistant
Town of Grimsby

2007 - 2010 Archaeologist
Archaeological Research Associates Ltd.

CONTACT

540 Bingham Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x 728
F 519 576 0121
vhicks@mhbcplan.com
www.mhbcplan.com

CURRICULUM VITAE

Vanessa Hicks, M.A., C.A.H.P.

SELECT PROJECT EXPERIENCE

HERITAGE IMPACT ASSESSMENTS (HIAs) 2016-2019

Heritage Impact Assessment - 'Southworks', 64 Grand Avenue South, City of Cambridge

Heritage Impact Assessment – Badley Bridge, part of a Municipal EA Class Assessment, Township of Centre Wellington

Heritage Impact Assessment – 474 and 484 Queen Street South (and Schneider Haus National Historic Site), City of Kitchener

Heritage Impact Assessment – 883 Doon Village Road, City of Kitchener

Heritage Impact Assessment – 57 Lakeport Road, City of St. Catharines

Heritage Impact Assessment – Langmaids Island, Lake of Bays

Heritage Impact Assessment – 1679 Blair Road, City of Cambridge

Heritage Impact Assessment - 64 Margaret Avenue, City of Kitchener

CULTURAL HERITAGE EVALUATION REPORTS (CHERS) 2016-2019

Cultural Heritage Evaluation Report - Dunlop Street West and Bradford Street, Barrie - Prince of Wales School and Barrie Central Collegiate Institute

Cultural Heritage Evaluation Report - Lakeshore Drive, Town of Oakville

Cultural Heritage Evaluation Report – Queen Victoria Park Cultural Heritage

HERITAGE CONSERVATION DISTRICTS (HCDs)

Heritage Conservation District Study – Southeast Old Aurora (Town of Aurora)

CONSERVATION PLANS

Strategic Conservation Plan – Queen Victoria Park Cultural Heritage Landscape

DOCUMENTATION AND SALVAGE REPORTS

Documentation and Salvage Report & Commemoration Plan – 474 and 484 Queen Street South, City of Kitchener

SPECIAL PROJECTS

Artifact Display Case - Three Brewers Restaurant(275 Yonge St., Toronto)

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x 728
F 519 576 0121
vhicks@mhbcplan.com
www.mhbcplan.com



MHBC
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& L A N D S C A P E
A R C H I T E C T U R E