

CULTURAL HERITAGE EVALUATION

53 St. Laurent Drive,
City of Richmond Hill, ON

Date:
December 17, 2024

Prepared for:
Baif Developments Limited

Prepared by:
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Project No. 2210B

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Glossary of Abbreviations

CHVI	<i>Cultural Heritage Value or Interest</i>
HIA	<i>Heritage Impact Assessment</i>
HCD	<i>Heritage Conservation District</i>
MHBC	<i>MacNaughton Hermsen Britton Clarkson Planning Limited</i>
MCM	<i>Ministry of Citizenship and Multiculturalism</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 Value or Interest</i>
PPS 2024	<i>Provincial Planning Statement (2024)</i>

Acknowledgement of Indigenous Communities

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Other Acknowledgements

This Cultural Heritage Evaluation also acknowledges the City of Richmond Hill, McGill University Archive, and Library and Archives Canada for providing information required to complete this report.

Executive Summary

This Cultural Heritage Evaluation Report (CHER) has been prepared for the property located at 53 St. Laurent Drive, Richmond Hill, Ontario.

This report evaluated the subject property under the prescribed *Ontario Regulation 9/06* (O.Reg 9/06) which determined that the property meets 0 out of the 9 criteria and therefore does not warrant designation under the *Ontario Heritage Act* (OHA).

It is recommended that the property be removed from the *City of Richmond Hill Inventory of Cultural Heritage Resources*.

1.0 Introduction

MHBC Planning, Urban Design and Landscape Architecture (MHBC) was retained by Baif Developments Limited to undertake a Cultural Heritage Evaluation Report (CHER) for the property located at 53 St. Laurent Drive, Richmond Hill, Ontario (the “subject property”) (see **Figure 1**).

1.1 Description of Subject Property

The subject property is located at 53 St. Laurent Drive, Richmond Hill, Ontario (see **Figure 1**). The subject property is located north of Worthington Avenue, west of Limerick Street, east of Yonge Street, and south of St. Laurent Drive. Legally, the property is described as LT 15 PL 339 PT 1, 65R34445 TOWN OF RICHMOND HILL and is approximately 2.01 acres.



Figure 1: Location of the subject property. (Google Earth Pro, 2024)

The subject property currently includes a one-storey dwelling constructed c. 1915, a detached garage, a one-storey cabin, mature trees, and open space. A paved driveway interfaces with St. Laurent Drive.



Figure 2: View of the property at 53 St. Laurent Drive showing the dwelling and part of the detached garage. (MHBC, 2024)

1.2 Description of Surrounding Area

The surrounding area is in transition from a less developed area to one that exhibits a suburban character (see **Figure 3**). Subdivisions which include single-detached dwellings are present to the west across Yonge Street and to the south across Worthington Avenue. The intersection of Yonge Street and Worthington Avenue to the southwest of the subject property exhibits a more urban character along Yonge Street to the south; shopping centres, institutional buildings, and parking lots are present. The area to the north and east of the subject property includes mature trees and open space. Natural water features are present to the east.

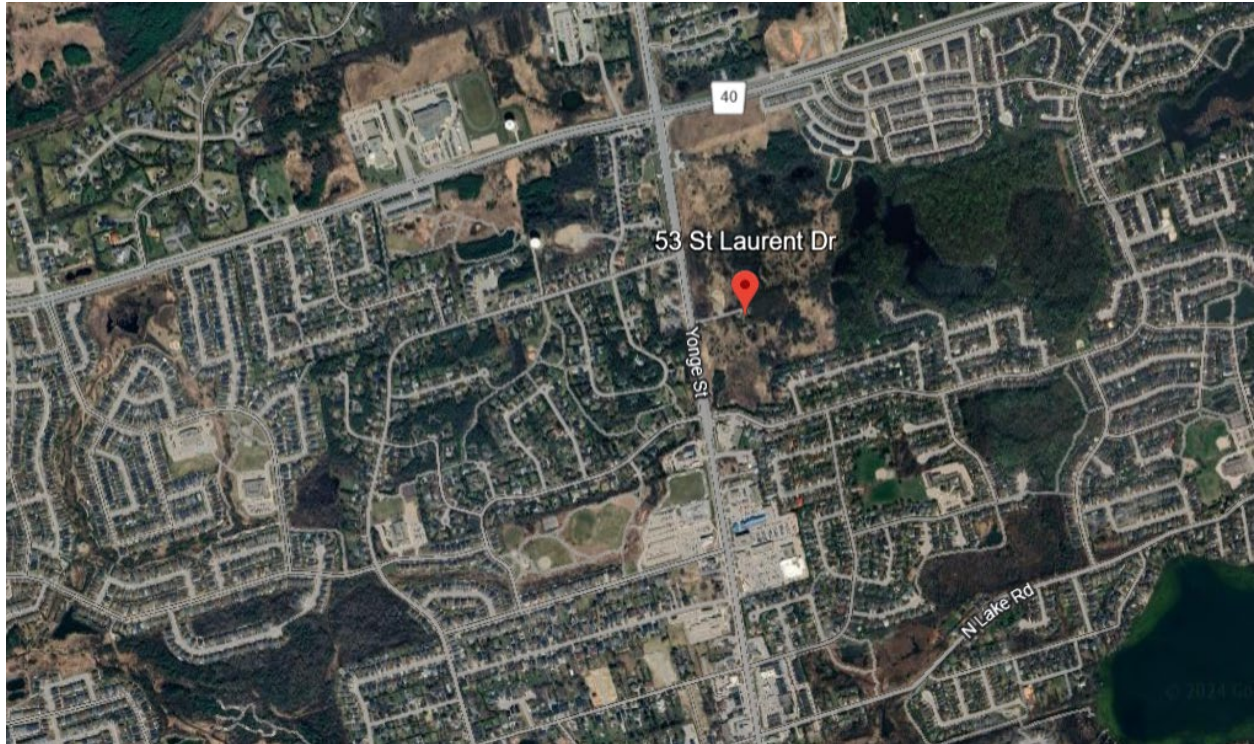


Figure 3: Excerpt from a satellite image with the location of the subject property noted with a red pin. (Source: Google Earth, 2024)

The streetscape along St. Laurent Drive exhibits a rural residential character. The subject property is the only structure with frontage on St. Laurent Drive, which terminates at the subject property. St. Laurent Drive can be described as a narrow, single-lane road which is partially paved and partially gravel, lined with natural vegetation (see **Figure 4**).



Figure 4: View St. Laurent Drive looking west towards Yonge Street from the subject property. (MHBC, 2024)

1.3 Heritage Status

In order to confirm the presence of identified cultural heritage resources, several databases were consulted such as: the *City of Richmond Hill Inventory of Cultural Heritage Resources*, the *City of Richmond Hill Official Plan (2023)*, the *Ontario Heritage Act Register (Ontario Heritage Trust)*, the *Canadian Register of Historic Places*.

Based on the review of the above-mentioned databases, it was confirmed that the subject property is not designated under Part IV of the *Ontario Heritage Act*. However, it is identified by the City of Richmond Hill as a “listed” (non-designated) property. The *City of Richmond Hill Inventory of Cultural Heritage Resources* describes the subject property as follows:

“Frame; aluminum siding; 1 ½ storeys; c1915; hip roof; enclosed hip-roofed porch.”

The subject property is not located within a Heritage Conservation District designated under Part V of the OHA, nor is it located within an identified cultural heritage landscape.

2.0 Policy Context

2.1 The Ontario Planning Act

The *Planning Act* includes direction relating to 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. 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;

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

2.2 Provincial Planning Statement (2024)

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 Planning Statement, 2024* (PPS). The PPS “provides policy direction on matters of provincial interest related to land use planning and development.” When addressing cultural heritage planning, the PPS provides for the following:

4.6.1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

Protected Heritage Property: *Protected heritage property: means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or*

covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

Built Heritage Resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.

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 Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

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. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.

2.3 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. This HIA acknowledges the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act* which outlines the mechanism for determining cultural heritage value or interest.

This Cultural Heritage Evaluation Report is based on the requirements of the Ontario Heritage Toolkit as per the *Ministry of Citizenship and Multiculturalism (MCM) "Heritage Property Evaluation"*.

2.4 York Region Official Plan (2022)

Section 2.4 of the York Region Official Plan has a number of policies relating to cultural heritage:

2.4.7 That local municipalities shall compile and maintain a register of significant cultural heritage resources protected under the Ontario Heritage Act and other significant heritage resources, in consultation with heritage experts, local heritage committees, and other levels of government.

2.4.8 To ensure that identified cultural heritage resources are evaluated and conserved in capital public works projects.

2.4.9 To encourage local municipalities to use community improvement plans and programs to conserve cultural heritage resources.

2.4.10 To encourage local municipalities to consider urban design standards or guidelines in core historic areas that reflect the areas' heritage, character and streetscape.

2.4.11 To encourage access to core historic areas by walking, cycling and transit, and to ensure that the design of roads, vehicular access and parking complements the historic built form.

2.4.12 To recognize and celebrate the rich cultural heritage of York Region's ethnic and cultural groups.

2.5 City of Richmond Hill Official Plan (2023)

Section 3.4.2 of the *Richmond Hill Official Plan* deals with policies regarding cultural heritage and states that:

- 2. The City shall protect and conserve cultural heritage resources in accordance with applicable legislation and recognized heritage protocols. In this regard, the City:*
 - a. Shall maintain a Register of Cultural Heritage Resources of all know properties of cultural heritage value or interest;*
 - b. May designate cultural heritage resources under the Ontario Heritage Act;*

Therefore, this CHER has been prepared in accordance with the *City of Richmond Hill Official Plan* to determine whether or not any cultural heritage resources are present on the subject property and whether the property meets the requirements for designation.

2.6 Terms of Reference

The City of Richmond Hill has provided terms of reference to aid in the assessment and review of the potential cultural heritage significance of a particular resource. The City requires the following:

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

Introduction to the Subject Site

- 1. A location plan indicating subject property (Property Data Map and aerial photo);*
- 2. A concise written and visual description of the property identifying significant features, buildings, landscape and vistas;*
- 3. 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 City of Richmond Hill's Inventory of Cultural Heritage Resources, Ontario Heritage Properties Database, Parks Canada National Historic Sites of Canada, and/or Canadian Register of Historic Places) with existing heritage descriptions as available;*
- 4. A concise written and visual description of the surrounding context including adjacent heritage properties, their landscapes, and any potential cultural heritage resource(s) that haven't been formally recognized; and,*
- 5. The property owner's contact information.*

Background Research and Analysis

- 1. Comprehensive written and visual research and analysis of the site's cultural heritage value or interest, and an explanation of how the site meets or does not meet the provincial criteria for designation under the Ontario Heritage Act;*
- 2. A development history of the site including original construction, additions and alterations with substantiated dates of construction; and*
- 3. Research material to include relevant historic maps and atlases, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, municipal directories, etc.*

Statement of Significance

1. 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;

2. The statement of significance will be written in a way that does not respond to or anticipate any current or proposed interventions. The City 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 for the subject property; and

3. Professional-quality record photographs of the cultural heritage resource in its present state.

Assessment of Existing Condition

1. 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).

Appendices

1. A bibliography listing research materials used and sources consulted in preparing the CHA.

This report has been prepared in accordance with the City of Richmond Hill's above Terms of Reference.

3.0 Historical Background

3.1 Indigenous Communities and Pre-Contact History

The City of Richmond Hill is acknowledged as the traditional territory of the Mississaugas of the Credit First Nation, the Mississauga and Chippewa Nations, and the Haudenosaunee and Huron Wendat (City of Richmond Hill Land Acknowledgement). The region has been home to Indigenous people since the end of the last Ice Age (Stamp). As the environment of Southern Ontario warmed, the ability to harvest, form transport networks and develop tools increased. As mobility increased via land and water, the intermingling of peoples improved, giving way to larger communal sites and villages (Williamson, 1990, p. 317). Richmond Hill was home to a major Iroquoian village from around the mid-13th to the 14th century, the Boyle-Atkinson archaeological site, and the area included other Iroquoian settlements as well (Stamp).

By the 1600s, the Iroquoia nations controlled the entire region (including the Huron-Wendat and Haudenosaunee). The Iroquoian peoples are comprised of several descendants of the Proto-Iroquoian people and language, however, some of the Iroquoian nations were competitors (Daeg de Mott, 2009). During the early-17th century, French explorers encountered the Huron-Wendat, but by the mid-17th century, they had been largely defeated and absorbed by the Haudenosaunee (Moreau).

During the 18th century, the Haudenosaunee, weakened by disease and warfare brought by the French, were pushed out by the Anishinabeg, including the Mississauga, who migrated southwards to settle on the north shores of Lake Ontario (Region of Peel Archives Staff).

What is now known as Richmond Hill is situated on lands associated with the Treaty 13 (Toronto Purchase) and the Williams Treaties. These agreements were made between representatives of the Crown and certain members of the Mississauga peoples and included the surrender of territory along the northern shore of Lake Ontario (Treaties in Ontario).

Today, the City of Richmond Hill is home to many diverse First Nation, Inuit, and Métis peoples from across North America.

3.2 Brief Historical Overview of the Regional Municipality of York

The City of Richmond Hill was originally part of the historic York County. After the division of the province of Quebec in 1791 into Upper Canada (Ontario) and Lower

Canada (Quebec), York County was subsequently established in 1792 (Ontario Genealogical Society: York Branch). It originally included the City of Toronto, the regional municipalities of Halton, Peel, and York as well as portions of Regional Municipality of Durham and the City of Hamilton. It was later divided in 1852 and portions formed Peel County and Ontario County (Ontario Genealogical Society: York Branch).

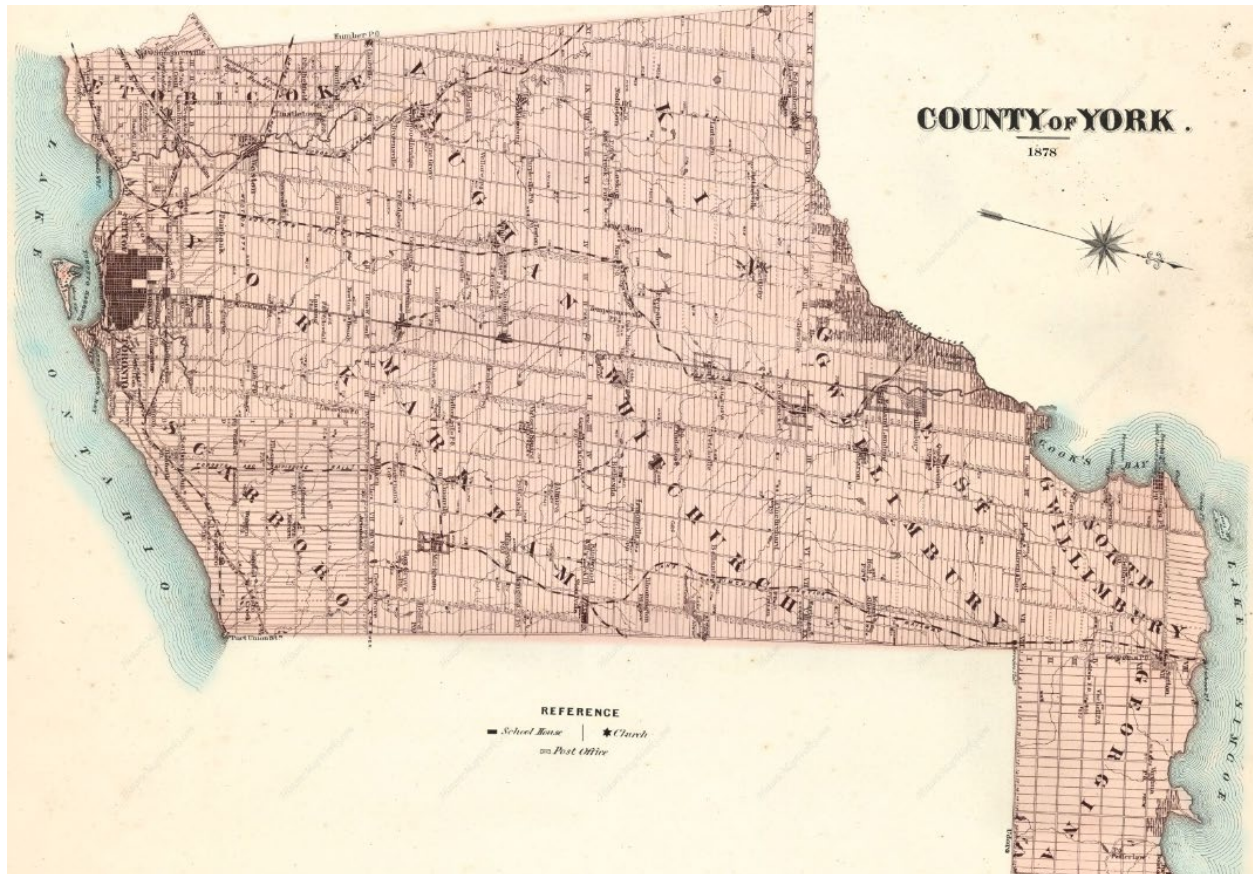


Figure 5: Excerpt from an 1878 map of the County of York as it looked after the 1852 division. (Source: Miles & Co. Illustrated Historical Atlas of the County of York, 1878)

York County was further subdivided in 1953 during the formation of Metropolitan Toronto (Municipality of Metropolitan Toronto and the Regional Municipality of York). In 1971, York County was restructured into the current Regional Municipality of York (aka York Region) (Moreau). Today York Region stretches north from Toronto to Lake Simcoe and is one of Canada's largest municipalities (York Region Regional Official Plan).

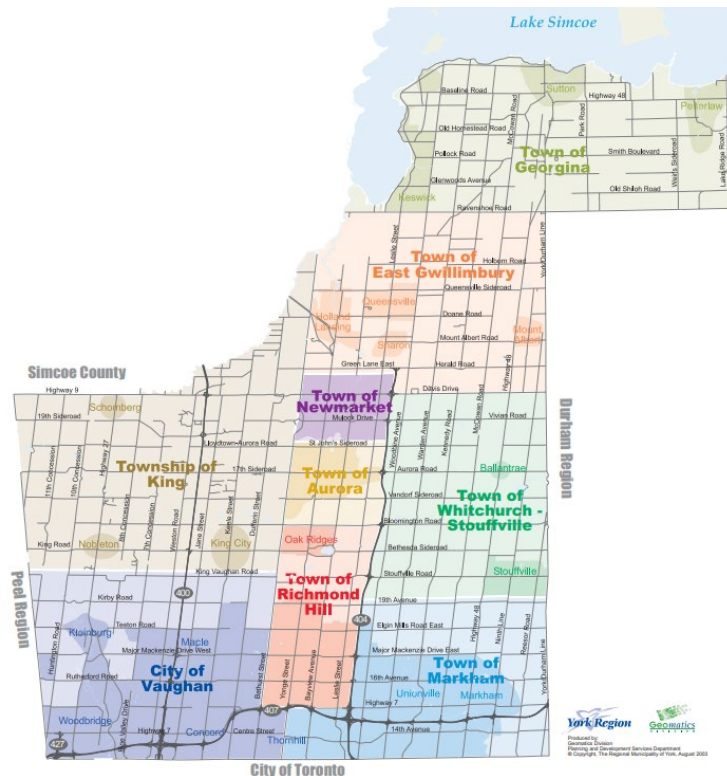


Figure 6: View of the current Regional Municipality of York, inclusive of Markham. (Source: York Region, Geomatics Division, 2003)

3.3 Brief Historical Overview of the City of Richmond Hill

Lieutenant-Governor John Graves Simcoe commissioned Yonge Street, which was completed in 1796, in order to quickly settle the region to defend against the French and Americans. Land on the western side of Yonge Street was under the governance of Vaughan Township, while the eastern side was within Markham Township (Moreau). The subject property was located to the east of Yonge Street, within Markham Township.

The area received its first Euro-Canadian settlers in the late 1790s (Stamp). They were predominantly United Empire Loyalists, German-Americans from Pennsylvania, British immigrants, and African-Americans fleeing slavery (Moreau). The settlement's early name was Miles' Hill after Abner and James Miles, father-and-son businessmen whose mercantile business helped to establish the settlement. Their tavern at Yonge Street and Major Mackenzie Drive was the first in Richmond Hill (Stamp).

Still, the area was sparsely populated and slow to grow. Richmond Hill had a post office from the early 19th century but the fact that the settlement was split between two

townships meant its concerns were often ignored by local governments. In 1872, it finally met the population requirement and was incorporated as a village (Kulesh).

In 1896, the Metropolitan Street Railway Company opened a line connecting Richmond Hill with the City of Toronto via Yonge Street. This new access produced a 35% boost in commerce for the town and a 17% population increase in only 10 years; by 1911, the Village included a population of 741 (Stamp).

From the 1910s-1930s, a number of greenhouse operations opened which were focused on the production of roses, earning the Village its moniker of the "Rose Capital" of Canada (Our History).

In 1957, Richmond Hill incorporated as a Town, and in 2019 it incorporated as a City (Moreau).

Today, the City includes a population of over 200,000 and is one of Canada's fastest-growing municipalities (Our History). It was identified in 2019 by the Province as an "Urban Growth Centre" with continued growth expected around its transit hubs (Richmond Hill Centre Secondary Plan).

3.4 Historical Overview of the Subject Property

The subject property originally consisted of parts of Lots 69, Concession 1 East of Yonge Street of the historic Township of Whitchurch (see **Figure 8**). The original Crown grant was patented to William Hale in 1832 and included 190 acres. In 1833 William sold the property to Charles Thompson. This may refer to Toronto transportation magnate Charles Thompson who ran popular stagecoach and steamboat lines in the mid-19th century (History of Summerhill). However, Thompson was known to reside at Summer Hill House in Toronto and to engage in real estate speculation; there is no evidence of any direct connection between Thompson and the subject property.

In 1852 he sold the property to Alex McKechnie. According to the 1860 map below, Alex McKechnie was the owner of Lot 69 at the time and the property is noted as a tree farm (see **Figure 7**). McKechnie was a merchant in Richmond Hill before opening a pine farm on the subject property. He also served as a Justice of the Peace during the 1860s (Stamp). However, the current dwelling was not yet present on the subject property during Alex McKechnie's ownership.



Figure 7: Excerpt from an 1860 map noting the location of Lot 69, Concession I in red. (Source: George R. Tremaine, Map of the County of York, 1860, courtesy of the University of Toronto)

In 1867, Phillip McKenzie is noted as the owner of the western ½ of Lot 69, comprising 95 acres, by order of the Court of Chancery. McKenzie is still listed as the owner at the time of the 1879 map below (see **Figure 8**).

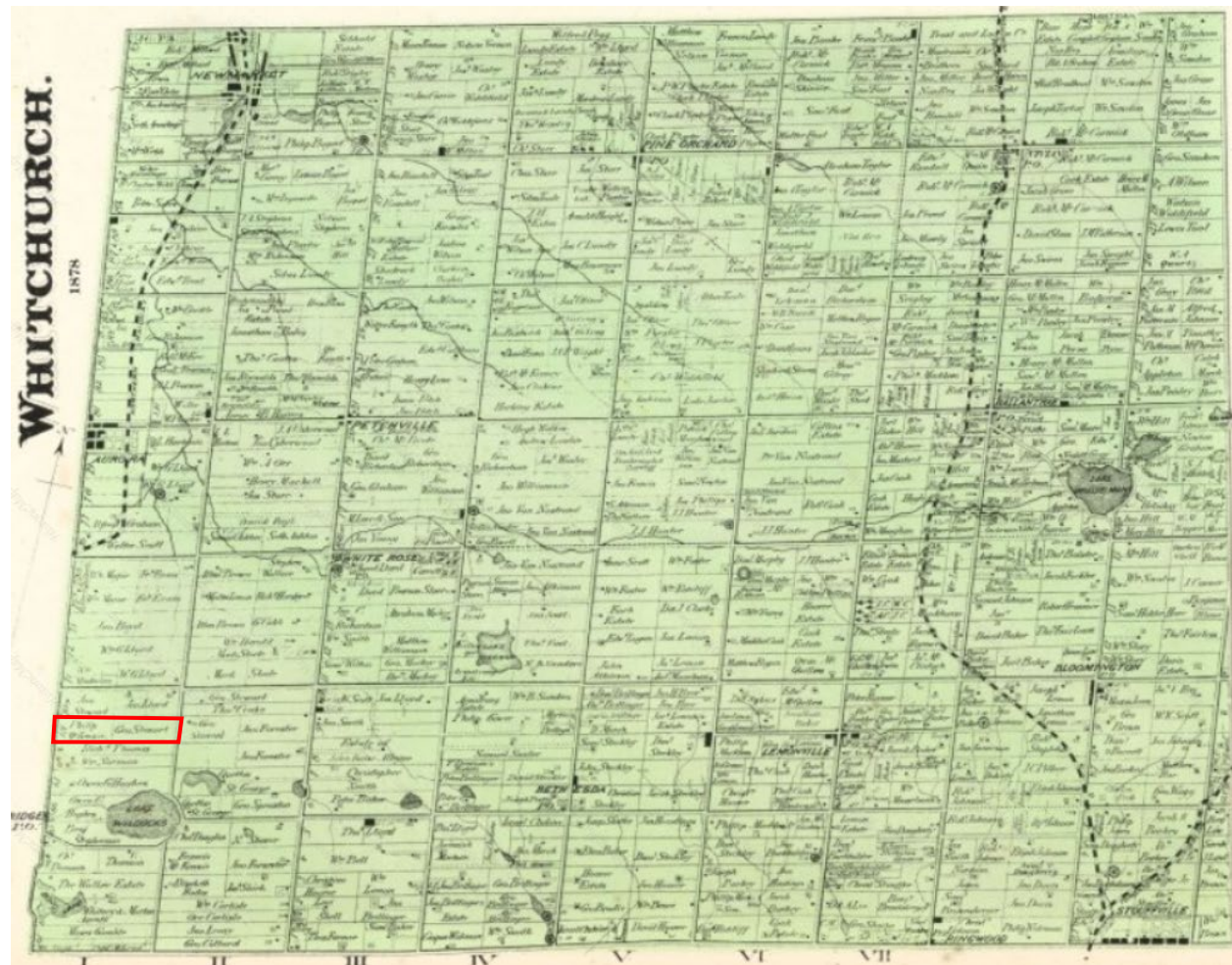


Figure 8: Excerpt of an 1878 map of the historic Township of Whitchurch with Lot 69, Concession 1 noted in red (Source: Miles & Co., Illustrated Historical Atlas of the County of York, 1878, courtesy of the McGill University Digital Atlas Project)

In 1884, Philip McKenzie sold all 95 acres of the western portion of Lot 69 to William A. Thomas. In 1911, William Thomas’s mortgage was foreclosed and the property was sold by the Canada Permanent Mortgage Corporation to James Craigie. The 1911 Census of Canada lists James Craigie as a 58-year-old farmer living with his wife Sharlott (also spelled “Charlotte” in the Chain of Title) and their four daughters and two sons (see **Figure 9**).

126/29	Craigie James	Whitchurch	1878	July 1878	35	1878	35	English	Canadian	Methodist	High school
	Sharlott			July 1878	35	1878	35	English	Canadian	Methodist	Farmer
	John			July 1878	35	1878	35	English	Canadian	Methodist	Farmer
	Marion			July 1878	35	1878	35	English	Canadian	Methodist	Farmer
	Thomas			July 1878	35	1878	35	English	Canadian	Methodist	Farmer
	John			July 1878	35	1878	35	English	Canadian	Methodist	Farmer
	William			July 1878	35	1878	35	English	Canadian	Methodist	Farmer
127/29	Thomas William	Whitchurch	1878	July 1878	35	1878	35	English	Canadian	Methodist	Farmer

Figure 9: Excerpt from the 1911 Canadian Census showing the Craigie family noted in red. (Source: Courtesy of Library and Archives Canada)

As the City's records indicate the dwelling was constructed c. 1915, it was likely built by the Craigie family. In 1935, the property was granted by Charlotte Craigie (now listed as a widow) to James A. Northey, and in 1943, Northey granted it to Michael J. Enright who was the owner at the time of the 1946 photograph below (see **Figure 10**). The subject property and surrounding area remained largely rural and agricultural at this time.



Figure 10: Excerpt from a 1946 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: courtesy of the National Air Photo Library, 1946)

Michael J. Enright's property was surveyed and subdivided in 1948 and the subject property consisted of Lot 15 (see **Figure 11**).

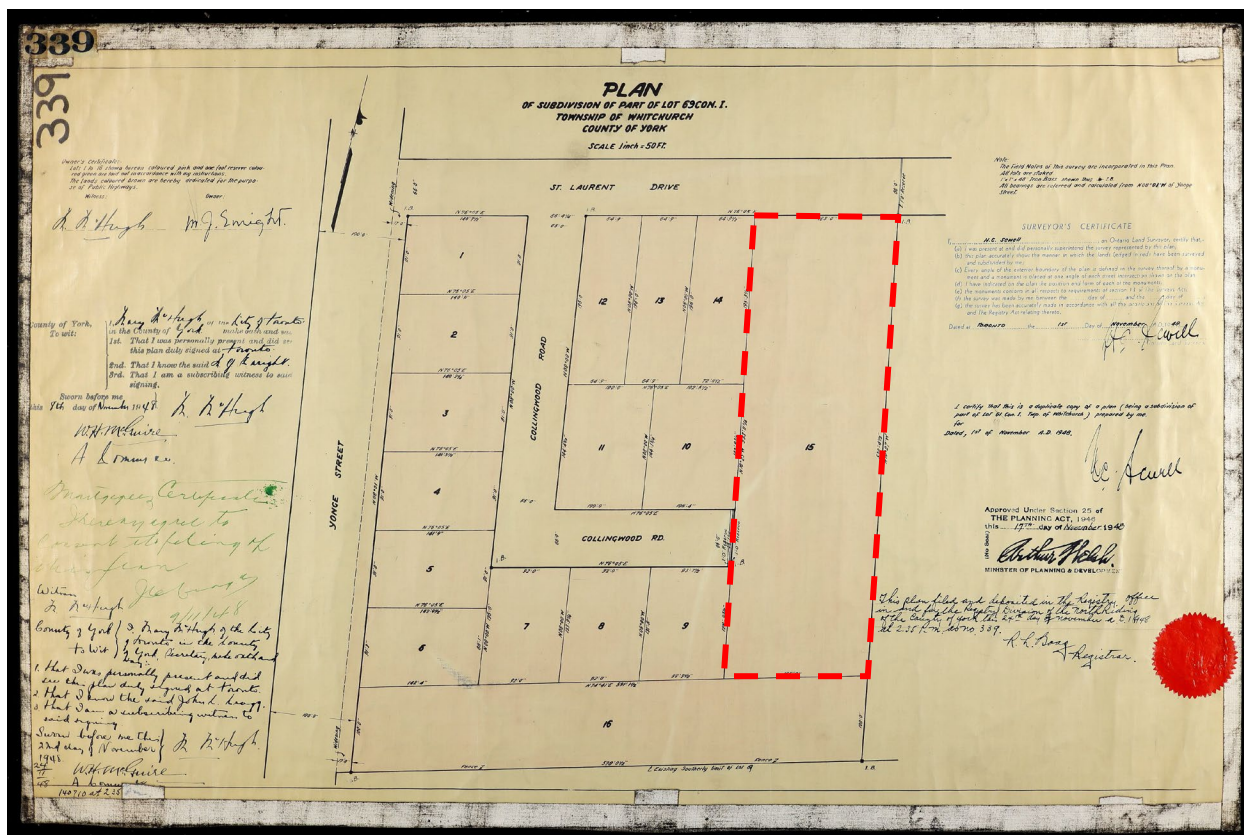


Figure 11: The 1948 plan of subdivision of which the subject property comprised Lot 15 (noted in red). (Source: Land Registry Office 65)

That same year, Enright granted Lot 15 to Peter J. Hughey. The Hughey family owned the subject property for 64 years before selling it in to the current owner in 2012.

According to the 1960 aerial photograph below, a number of new residential dwellings have been built along Yonge Street to the south between 1946 and 1960, but the subject property remains rural and agricultural (see **Figure 12**).



Figure 12: Excerpt from a 1960 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: courtesy of the National Air Photo Library, 1960)

According to the 1974 and 1981 aerial photographs below, the subject property and surrounding area remained largely unchanged at this time (see **Figures 13 & 14**).



Figure 13: Excerpt from a 1974 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: courtesy of the National Air Photo Library, 1974)



Figure 14: Excerpt from a 1981 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: courtesy of the National Air Photo Library, 1981)

The 2002 Google Maps satellite image below is clear enough to distinguish individual structures (see **Figure 15**). The house, detached garage, and cabin were already present at this time.



Figure 15: View of the subject property as it looked in 2002. (Source: Google Maps, 2002)

The following satellite images describe the property as it looked from 2005 to present (see **Figures 16-19**).



Figure 16: View of the subject property as it looked in 2005. (Source: Google Maps, 2005)



Figure 17: View of the subject property as it looked in 2015. (Source: Google Maps, 2015)

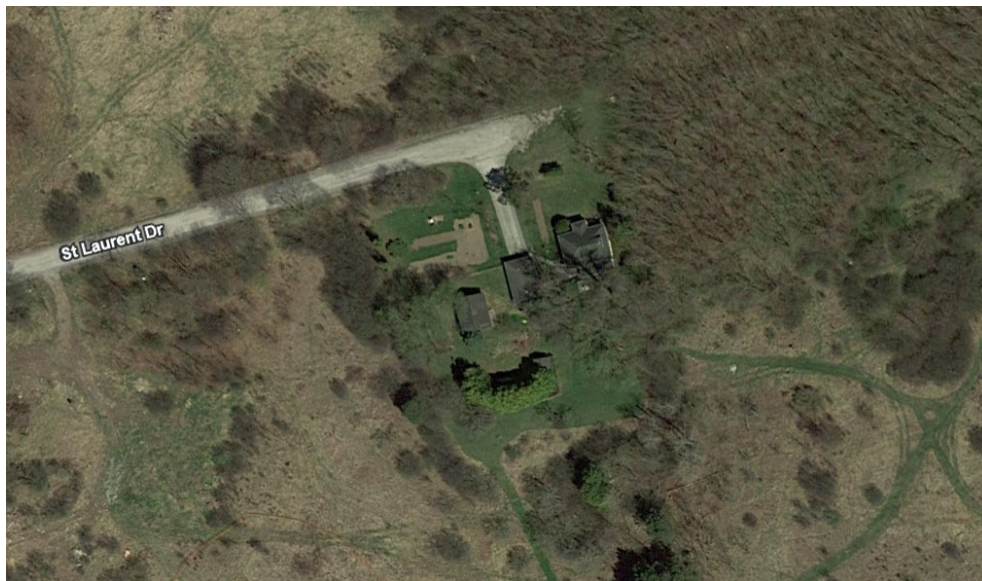


Figure 18: View of the subject property as it looked in 2018. (Source: Google Maps, 2018)



Figure 19: View of the subject property as it looked in 2022. (Source: Google Maps, 2022)

The previous Streetview images below provide additional context for the subject property (see **Figures 20-22**). The property looked much as it does today from 2007-2014. The structures and landscaping elements have not changed significantly during this time.



Figure 20: View of the subject property as it looked in 2007. (Source: Google Maps, 2007)



Figure 21: View of the subject property as it looked in 2009. (Source: Google Maps, 2009)



Figure 22: View of the subject property as it looked in 2014. (Source: Google Maps, 2014)

8.0 Existing Conditions

8.1 The c. 1915 Dwelling

The property at 53 St. Laurent Drive includes a vernacular 1 storey cottage with a hip roof (see **Figures 23-26**). The principal (north) elevation includes a small enclosed vestibule. The east elevation includes a rectangular dormer, and the south (rear) elevation includes a brick chimney. The west elevation includes an entrance that leads to the exterior garage. The siding, roof, and windows, and trim all appear to be more recent replacements. The foundation is clad in stone veneer and the original material could not be determined. No exterior materials or details remain which are indicative of the time of construction other than the chimney which includes vertical scratch bricks which likely date from the time of construction.



Figures 23-26: Views of all elevations of the dwelling on the subject property. (MHBC, 2024)

8.2 The Detached Garage

The property also contains a one-storey detached garage with a hip roof accessed via a driveway that interfaces with St. Laurent Drive. The structure is visible in the 2002 satellite image of the property. It includes concrete slab and methods of construction that indicate it was likely constructed sometime in the early- to mid- 20th century. The exterior includes a modern roof, siding, and door. This structure is not considered to exhibit heritage value.



Figures 27-30: Views of the exterior and interior of the detached garage. (MHBC, 2024)

8.3 The Cabin

The property also contains a one storey gable roof cabin, which was also visible in the 2002 satellite image of the property. Its roof, windows, and log siding all appear to be from the late 20th century. It is constructed on concrete pylons and the age and type of materials indicate it was likely constructed in the mid- to late- 20th century. This structure is not considered to exhibit heritage value.



Figures 31-34: Views of the chicken barn. (MHBC, 2024)

8.4 Landscaping

The landscaping includes numerous mature trees and natural vegetation as well as a chain link fence enclosing the area around the cabin.



Figures 35-36: Views of the grounds and natural vegetation around the structures. (MHBC, 2024)

5.0 Evaluation of Cultural Heritage

Resources

5.1 Evaluation Criteria

The determination of CHVI for potential cultural heritage resources is mandated by the provincial government through the prescribed *Ontario Regulation 9/06* ("O. Reg 9/06") which is as follows:

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.
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 property must meet two or more criteria to be designated under the OHA.

5.2 Evaluation of the Subject Property

Table 1.0 Ontario Regulation 9/06 Evaluation

53 St. Laurent Drive		
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	<input type="checkbox"/> No. The dwelling is a vernacular cottage which does not appear to be constructed in a particular architectural style. Additionally, it exhibits new siding, roof, and windows; no historic fabric remains visible other than the brick chimney.
ii.	Displays high degree of craftsmanship or artistic merit	<input type="checkbox"/> No. The dwelling is constructed with methods and materials which were commonplace at the time.
iii.	Demonstrates high degree of technical or scientific achievement	<input type="checkbox"/> No. The dwelling is constructed with methods and materials which were commonplace at the time.
iv.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant to the community.	<input type="checkbox"/> No. There is no evidence of direct associations between the property and a theme, event, belief, person, activity, organization, or institution which demonstrates particular significance to the local community.
v.		
vi.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	<input type="checkbox"/> No. The property does not have the potential to yield information that contributes to an understanding of a community or culture beyond what is already known.
vii.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	<input type="checkbox"/> No. The house was built c. 1915, likely for the Craigie family. While the builder could not be identified, the dwelling is a vernacular cottage which is not representative of any particular style and does not include distinct or unique design features or decorative elements.

<p>viii. Important in defining, maintaining or supporting the character of an area</p>	<p><input type="checkbox"/> No. While it is technically visible from the public realm, the subject property is the only dwelling with frontage on St. Laurent Drive and it is located at the end of the street where it is unlikely to be accessed or seen by members of the public. No part of the dwelling can be seen from Yonge Street, and the property is visually screened from the neighbouring property at 13515 Yonge St. by vegetation. Therefore, the property is not considered important in defining, maintaining, or supporting the character of an area.</p>
<p>ix. Physically, functionally, visually, or historically linked to its surroundings</p>	<p><input type="checkbox"/> No. No evidence was found to indicate an important associative link between any features on the subject property and their surroundings.</p>
<p>x. Is a landmark</p>	<p><input type="checkbox"/> No. As the subject property is only partially visible from a very secluded street and cannot be seen from most of the surrounding area, it cannot be considered a landmark.</p>

In conclusion, it as been determined that the property located at 53 St. Laurent Drive meets 0 out of the 9 criteria, and therefore does not warrant designation under the *Ontario Heritage Act*.

6.0 Conclusions & Recommendations

This report evaluated the properties under the prescribed *Ontario Regulation 9/06*, and has determined that the property located at 53 St. Laurent Drive meets 0 out of the 9 criteria and therefore does not warrant designation under the *Ontario Heritage Act*.

It is recommended that the property be removed from the *City of Richmond Hill Inventory of Cultural Heritage Resources*.

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Appendix A

Chain of Title

Chain OF TITLE – 53 St. Laurent Dr., Richmond Hill – File 2210B
Part of Parcel Register 03209-2844 – Lot 15 Plan 339
Originally Part Lot 69 Concession 1 Township of Whitchurch
LRO #65 – York Region

Instr. No.	Type	Registration Date	From	To	Value / Land / Remarks
	Patent	8 Nov 1832	CROWN	HALE, WILLIAM	Lot 69 Concession 1 - 190 Acres
10292	B & S	13 Nov 1833	HALE, WILLIAM	THOMPSON, CHARLES	Lot 69 Concession 1 - 190 Acres - \$400
45334	B & S	30 Jul 1852	THOMPSON, CHARLES, etux	MCKECHANIE, ALEX	Lot 69 Concession 1 – 190 Acres - \$1,600
4615	Chan. Order	8 Oct 1867	COURT OF CHANCERY	MCKENZIE, PHILIP	W ½ Lot 69 Concession 1 – 95 Acres
4013	B & S	25 Sep 1885	MCKENZIE, PHILIP, etux	THOMAS, WM. A.	95 Acres - W ½ Lot 69 Concession 1 - (int. al) \$5,000
5629	Mortgage	18 Dec 1891	THOMAS, WILLIAM, et ux	LONDON AND ONTARIO INVESTMENT COMPANY LIMITED	W ½ Lot 69 - \$2,700
9120	Release of Covenants From Mortgage 5629	31 Jan 1908	CANADA PERMANENT MORTGAGE CORPORATION	THOMAS, WILLIAM	Release of Covenants under Mortgage 5629 Property is being sold under Power of Sale – Recitals – contract for sale of property has been entered into
9914	Grant Power of Sale	1 Jun 1911	CANADA PERMANENT MORTGAGE CORPORATION	CRAIGIE, JAMES C.	West ½ Lot 69 Con 1 - \$3,500
16752	Grant	29 Nov 1943	CRAIGIE, CHARLOTTE, Widow	NORTHEY, JAMES A.,	West ½ Lot 69 Con 1 - \$3,500
18492	Grant	8 May 1943	NORTHEY, JAMES A., etux	ENRIGHT, MICHAEL J.	West ½ Lot 69 Con 1 - \$3,500

**Chain OF TITLE – 53 St. Laurent Dr., Richmond Hill – File 2210B
Part of Parcel Register 03209-2844 – Lot 15 Plan 339
Originally Part Lot 69 Concession 1 Township of Whitchurch
LRO #65 – York Region**

339	Plan of Subdivision	24 Nov 1948		ENRIGHT, MICHAEL J.	Lot 15
21165	Grant	27 Nov 1948	ENRIGHT, MICHAEL J. Unmarried	HUGHEY, PETER J.	Lot 15 – Val Consideration & \$1.00
21884	Grant	7 Dec 1949	HUGHEY, PETER J., etux	THE DIRECTOR, THE VETERANS' LAND ACT	Lot 15 – Val Con & \$1.00
43264B	Grant	8 Dec 1967	THE DIRECTOR, THE VETERANS' LAND ACT	HUGHEY, PETER J.	Lot 15 – Val Con & \$1.00
765808	Grant	27 Feb 1970	HUGHEY, PETER J.	HUGHEY, PETER J. HUGHEY, LORNA E.	Lot 15
YR1900182	Transfer	2012/10/18	HUGHEY, LORNA ELAINE	BAIF DEVELOPMENTS LIMITED	\$1,200,000 – Lot 15 Plan 339 – Part 1 on 65R34445
Parcel Register 03209-2267 – created 2013/08/26 – Lot 15 Plan 339 – Part 1 on 65R34445 Re-Entry from 03209-0336					
YR2023509	Apl Absolute Title	2013/08/26		BAIF DEV ELOPMENTS LIMITED	
YR3706585	Apl to Consolidate	2024/08/08		BAIF DEVELOPMENTS LIMITED	

Consolidated into Parcel Register – 03209-2844 – Created - 2024/09/01 – Firstly Includes Lots 7 to 15 Plan 339 & Part Lots 2 to 6 & 16 Plan 339 & Part Lots 69 & 70 Concession 1 Whitchurch – Secondly Includes Part Lot 1 & all 1 foot Reserve & All Collingwood Road Plan 339
Consolidation of Parcel Registers – 03209-0192, 03209-1183, 03209-2267, 03209-2771, 03209-2843

E. & O. E. – Completed by P.L.P. Titles Ltd. on the 12 December 2024 – Please note – Information has been gathered from On-Line Microfilmed copies of the Old Index Books – Due to the difficulty of analysing the information to compile this Chain of Title - Complete

Query Results



Ownership Parcels

Zoom

Save to My Data

Name	Value
PIN	032092267
LRO Num	65
Street Number	53
Street Name	ST LAURENT DR
Municipality	RICHMOND HILL
Description	LT 15 PL 339 PT 1, 65R34445 TOWN OF RICHMOND HILL
Area - Sq.Meters	8142.28
Area - Acres	2.01

St-Laurent-Dr

Yonge St

Cynthia Cr

339

PLAN
 OF SUBDIVISION OF PART OF LOT 63 CON. I.
 TOWNSHIP OF WHITCHURCH
 COUNTY OF YORK
 SCALE 1 inch = 50 FT.

Owner's Certificate:
 Let it be shown herein coloured pink and one full copper color
 red given as set out in accordance with my authorizations.
 The lands coloured brown are hereby designated for the purpose
 of Public Highways.

where: *R. K. Hugh* *M. J. Smith*

County of York, To wit: *R. K. Hugh* of the City of Toronto
 in the County of York do hereby certify and so
 1st. That I was personally present and did so
 this plan duly signed at Toronto.
 2nd. That I know the said *R. K. Hugh*
 3rd. That I am a subscribing witness to said
 signing.

Sworn before me
 the 17th day of November 1941 *R. K. Hugh*
W. H. McGuire
A. L. Thomas Esq.

Mortgagee Certificate
 I hereby agree to
 account to the holding of
 this plan
 Witness *J. K. Smith*
 County of York } *R. K. Hugh* of the City of Toronto
 to wit } *M. J. Smith* in the County
 of York, Toronto, do hereby
 1. That I was personally present and did
 so this plan duly signed at Toronto.
 2. That I know the said *R. K. Hugh*
 3. That I am a subscribing witness to
 said signing.
 Sworn before me this 22nd day of November
 1941 *R. K. Hugh*
W. H. McGuire
A. L. Thomas Esq.



Note:
 The Field Notes of this survey are incorporated in this Plan.
 All lots are platted
 7 1/2' 40" from Base shows that *R. K.*
 All bearings are referred and calculated from N10°00'W of Yonge
 Street.

SURVEYOR'S CERTIFICATE

I, *H. C. Jewell* an Ontario Land Surveyor, certify that:
 (a) I was present at and did personally supervise the survey represented by this plan;
 (b) the plan accurately shows the manner in which the lands depicted in red have been surveyed
 and subdivided by me;
 (c) Every angle of the exterior boundary of the plan is defined in the survey thereof by a monu-
 ment and a monument is placed at one angle of each street intersection shown on the plan;
 (d) I have indicated on the plan the position and form of each of the monuments;
 (e) the monuments explain in all respects the requirements of section 12 of the Survey Act;
 (f) the survey was made by me between the _____ day of _____ and the _____ day of _____
 (g) the survey has been accurately made in accordance with all the provisions of the Survey Act
 and the Registry Act relating thereto.

Dated at Toronto the 17th day of November A.D. 1941
H. C. Jewell

I certify that this is a duplicate copy of a plan (being a subdivision of
 part of Lot 63 Con. 1, Twp. of Whitchurch) prepared by me
 for
 Dated, 17th of November A.D. 1941.

H. C. Jewell

Approved Under Section 25 of
 THE PLANNING ACT, 1940
 this 17th day of November 1941
Arthur McLeod
 MINISTER OF PLANNING & DEVELOPMENT

This plan filed and deposited in the Registry office
 in and for the Registry Division of the North Riding
 of the County of York this 20th day of November A.D. 1941
 at 2:15 P.M. do No. 339.
R. H. Ross
 Registrar.



Appendix B

CVs

Education

University of Waterloo
Masters of Arts (Planning)

University of Waterloo
Bachelor of Environmental Studies

University of Saskatchewan
Bachelor of Arts (Art History)

Professional Associations

Registered Professional Planner

Full Member, Canadian Institute of Planners (CIP)

Full Member, Ontario Professional Planners Institute (OPPI)

Professional Member, Canadian Association of Heritage Professionals

Contact

200-540 Bingemans Centre Drive
Kitchener, ON
N2B 3X9

T: 519 576 3650 x744
C: 519 404 6894
dcurrie@mhbcpplan.com
www.mhbcpplan.com

Dan Currie

BA, BES, MA, MCIP, RPP, CAHP

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. 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, cultural heritage evaluations, heritage impact assessments and cultural heritage landscape studies.

Selected Project Experience

Heritage Conservation District Studies and Plans

- Streetsville Heritage Conservation District Plan (underway)
- Amherstburg Heritage Conservation District Plan (underway)
- Melville Street Heritage Conservation District Plan (underway)
- Stouffville Heritage Conservation District Plan (2022)
- Alton Heritage Conservation District Study, Caledon (2021)
- Port Stanley Heritage Conservation District Plan (2021)
- Port Credit Heritage Conservation District Plan, Mississauga (2018)
- Town of Cobourg Heritage Conservation District Plan updates (2016)
- Rondeau Heritage Conservation District Plan, Chatham Kent (2016)
- Barriefield Heritage Conservation District Plan Update, Kingston (2015)
- Victoria Square Heritage Conservation District Study, Markham (2015)
- Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes (2015)
- Brooklyn and College Hill Heritage Conservation District Plan, Guelph (2014)
- Garden District Heritage Conservation District Study and Plan, Toronto (2014)
- Downtown Meaford Heritage Conservation District Study and Plan (2013)

Heritage Master Plans and Management Plans

- City of Guelph Cultural Heritage Action Plan (2020)
- Town of Cobourg Heritage Master Plan (2016)
- Burlington Heights Heritage Lands Management Plan (2016)
- City of London Western Counties Cultural Heritage Plan (2014)



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Cultural Heritage Evaluations

- Township of Tiny Heritage Register Review (on going)
- City of Barrie Heritage Register Review (2024)
- Aurora Heritage Register Review (2022)
- MacDonald Mowatt House, University of Toronto (2020)
- Designation of Main Street Presbyterian Church, Town of Erin (2019)
- Designation of St. Johns Anglican Church, Norwich (2019)
- Cultural Heritage Landscape evaluation, former Burlingham Farmstead, Prince Edward County (2018)
- City of Kitchener Heritage Property Inventory Update (2016)
- Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation (2016)

Heritage Impact Assessments

- Redevelopment of former amusement park, Boblo Island (2022)
- Mount Pleasant Islamic Centre, Brampton (2020)
- Demolition of former farmhouse at 10536 McCowan Road, Markham (2020)
- Redevelopment of former Goldie and McCullough factory, Cambridge (2019)
- Redevelopment of historic Waterloo Post Office (2019)
- Redevelopment of former industrial facility, 57 Lakeport Road, Port Dalhousie (2018)
- Redevelopment of former Brick Brewery, Waterloo (2016)
- Homer Watson House Heritage Impact Assessment, Kitchener (2016)
- Expansion of Schneider Haus National Historic Site, Kitchener (2016)
- Heritage Impact Assessment for Pier 8, Hamilton (2015)
- Redevelopment of former American Standard factory, Cambridge (2014)

Heritage Assessments for Infrastructure Projects and Environmental Assessments

- Edgerton Bridge Assessment, Scugog (2024)
- Heritage and Cultural Heritage Landscape Assessment of Twenty Mile Creek Arch Bridge, Town of Lincoln (2021)
- Heritage Evaluation of Deer River, Burnt Dam and MacIntosh Bridges, Peterborough County (2021)
- Heritage Assessment of 10 Bridges within Rockcliffe Special Policy Area, Toronto (2019)
- Blenheim Road Realignment Collector Road EA, Cambridge (2014)
- Badley Bridge EA, Elora (2014)
- Black Bridge Road EA, Cambridge (2013)

Conservation Plans

- Conservation Plan for Log house, Burgetz Ave., Kitchener (2020)
- Conservation and Construction Protection Plan - 54 Margaret Avenue, Kitchener (2019)
- Black Bridge Strategic Conservation Plan, Cambridge (2013)

Tribunal Hearings:

- Redevelopment 18 Portland Street, Toronto (OLT) (2023)
- Redevelopment 292 Main Street, Grimsby (OLT) (2023)
- Redevelopment 1919 to 1949 Devonshire Court, Windsor (OLT) (2023)
- Redevelopment 9 Dee Road, Queenston (OLT) (2023)
- Redevelopment 18314 Hurontario Street, Caledon Village (OLT) (2023)
- Redevelopment 217 King Street S, Waterloo (OLT) (2022)
- Redevelopment 147 Main Street, Grimsby (OLT) (2022)
- Redevelopment of 12 Pearl Street, Burlington (OLT) (2021)

- Designation of 30 Ontario Street, St. Catharines (CRB) (2021)
- Designation of 27 Prideaux Street, Niagara on the Lake (CRB) (2021)
- Redevelopment of Langmaids Island, Lake of Bays (LPAT) (2021)
- Redevelopment of property at 64 Grand Ave., Cambridge (LPAT) (2019)
- Youngblood subdivision, Elora (LPAT) (2019)
- Demolition 174 St. Paul Street (Collingwood Heritage District) (LPAT) (2019)
- Port Credit Heritage Conservation District (LPAT) (2018)
- Brooklyn and College Hill HCD Plan (OMB) (2015)
- Rondeau HCD Plan (OMB) (2015)
- Designation of 108 Moore Street, Bradford (CRB) (2015)
- Downtown Meaford HCD Plan (OMB) (2014)

Master Plans, Growth Management Strategies and Policy Studies

- Township of West Lincoln East Smithville Secondary Plan (2022)
- Town of Frontenac Islands Maryville Secondary Plan (2021)
- Niagara-on-the-Lake Corridor Design Guidelines (2016)
- Cambridge West Master Environmental Servicing Plan (2013)
- Meadowlands Conservation Area Management Plan (2013)
- Township of Tiny Residential Land Use Study (2012)
- Port Severn Settlement Area Boundary Review (2012)
- Ministry of the Environment Review of the D-Series Land Use Guidelines (2012)
- Ministry of Infrastructure Review of Performance Indicators for the Growth Plan (2011)
- Township of West Lincoln Intensification Study and Employment Land Strategy (2011)
- City of Kawartha Lakes Growth Management Strategy (2010)

Development Planning

Provide consulting services for municipal and private sector clients for:

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

Education

Willowbank School of Restoration Arts

Diploma in Heritage Conservation
2024

Messors Field School

Art Conservation and Cultural
Heritage Landscapes Workshop
Completed
2023

University of California: Santa Cruz

Bachelor of Arts in History
2010

Professional Associations

Intern Member,

Canadian Association of Heritage Professionals (CAHP)

Provincial Board Director at Large
and Education Committee Member,
Architectural Conservancy of Ontario (ACO)

Emerging Professional Member,
International Council on Monuments and Sites (ICOMOS)

Member,
Canadian Association for Conservation of Cultural Property (CAC)

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Christy Kirwan

BA, Dipl., CAHP-Intern

Christy is a Heritage Planner with MHBC and joined the firm in 2023. She holds a Diploma in Heritage Conservation from the Willowbank School of Restoration Arts and a Bachelor's Degree in History from the University of California: Santa Cruz where she graduated cum laude with Department Honours and College Honours. Christy has experience in research and report writing for both public and private sector clients. She has completed historical research, inventory work, and evaluation on a variety of projects, including cultural heritage landscapes, evaluation reports, and impact assessments.

Prior to joining MHBC, Christy gained experience as a Heritage Intern for the Town of Grimsby. She has also received hands-on training from the Messors Field School in art and monument restoration and previously worked in the skilled trades restoring heritage buildings and fine furniture.

Professional History

Heritage Planner, MacNaughton Hermsen Britton Clarkson Planning Limited
(2023 – Present)

Heritage Carpentry Apprentice, Bruce Chambers Period Furniture Ltd.
(2023)

Heritage Intern, Town of Grimsby
(2023)

Heritage Contractor, DJ McRae Heritage Restoration
(2022)



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Project Experience

Cultural Heritage Landscapes

- Doctor's Lane, King City and Old King Road, Nobleton, Township of King

Municipal Heritage Inventories

- Township of Tiny, 31 properties
- City of Barrie, 13 properties

Cultural Heritage Impact Assessments

- 43 Mill Street West, Elora
- 7631 Creditview Road, Brampton
- 473 Ontario Street, Cobourg
- 230 North Centre Road, London
- 3563 Bostwick Road, London
- 1930-1934 Sideroad 5, Bradford West Gwillimbury
- 260 Main Street West, Grimsby
- 185 Third Street, Collingwood
- 228 McNeilly Road, Hamilton
- 1069 Highway 8, Hamilton
- 119 Sideroad 19, Fergus
- Mount Zion United Church, 473 Ridgewood Crescent, London
- 66 Banfield Street, Paris
- 1940 Fischer-Hallman Road, Kitchener
- 141 Laurel Street, Cambridge
- 5480 Major Mackenzie Drive, Markham
- 193, 195, 197 & 199 College Avenue, London
- 63 Courtland Avenue East, Kitchener

Cultural Heritage Evaluation Reports

- 8 St Andrews Avenue, Grimsby
- 12 St Andrews Avenue, Grimsby
- 934322 Airport Road, Mono
- Edgerton Road Municipal Bridge No. 11, Blackstock
- 986 Powerline Road, Brant

Conservation Plans

- 18 Portland Street, Toronto

Documentation & Salvage Plans

- 3078 Regional Road 56, Binbrook, Hamilton
- 5515 Garrard Road, Whitby

Built Heritage and Cultural Heritage Landscape Municipal Class Environmental Assessment Screenings

- Warminster Sideroad, Township of Oro-Medonte

- Shoreline Drive, Township of Oro-Medonte

Heritage Permit Applications

- 43 Mill Street West, Elora
- 7631 Creditview Road, Brampton

Hands-On Conservation Projects

- St. Paul's Anglican Church, Coulson's Hill, Bradford West Gwillimbury, Ontario
 - Restoration and painting of 1887 Gothic doors
- Byzantine Rupestrian Cave Frescoes, Alta Murgia, Italy
 - Mechanical frescoe cleaning
 - Cellulose poultice frescoe cleaning
 - Plaster infilling and consolidation
- Burwash Hall, University of Toronto, Toronto, Ontario
 - Stone masonry conservation
 - Window installation
- Cathedral of St. Alban the Martyr, Toronto, Ontario
 - Cathedral window woodwork restoration
- 16 Elm Avenue, Branksome Hall, Toronto, Ontario
 - Brick masonry restoration
- Bishop Strachan School, Toronto, Ontario
 - Window restoration and reglazing
- St. Mark's Cemetery, Niagara-on-the-Lake, Ontario
 - Headstone monument conservation
- Willowbank National Historic Site, Queenston, Ontario
 - Decorative plaster repair
 - Wood window restoration
 - Historic flooring restoration
 - Stonework crack repair
 - Historic painting