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## Notice of Designation under the Ontario Heritage Act

### The Corporation of the City of Richmond Hill

March 5<sup>th</sup>, 2025

**Re: Property Designated (“Subject Property”)**

55 Richmond Street  
City of Richmond Hill ON L4C 3Y2  
City File No.: D12-07357

RECEIVED  
2025/03/05  
(YYYY/MM/DD)  
Ontario Heritage Trust

**Take notice that**, in accordance with Section 29(8) of the Ontario Heritage Act, the Council of the Corporation of the City of Richmond Hill at its meeting held on February 26<sup>th</sup>, 2025 passed **By-law 5-25** (the “Designation By-law”) to designate the Subject Property as being of cultural heritage value or interest.

#### Notice of Appeal:

Any person who objects to the above noted by-law shall, within 30 days after the date of publication of this notice, file a Notice of Appeal with the Ontario Land Tribunal (the “Tribunal”) and the Clerk of the City of Richmond Hill at the addresses set out below. **The last day to make an appeal is April 4<sup>th</sup>, 2025.**

The Notice of Appeal must set out:

- (1) the objection to the Designation By-law; and
- (2) the reasons in support of the objection to the Designation By-law.

The Notice of Appeal must be filed with both:

- (1) the Tribunal, accompanied by any fee charged by the Tribunal. Information regarding how to file with the Tribunal can be obtained on its website at <https://olt.gov.on.ca>; and
- (2) the Clerk of the City of Richmond Hill either personally or by Regular Mail at the address below, and must be accompanied by the processing fee prescribed under the City’s Tariff of Fees By-law in the amount of \$351.00 payable by certified cheque in Canadian funds to The Corporation of the City of Richmond Hill.

Stephen M.A. Huycke, City Clerk



The City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill ON L4B 3P4

**Take note** that a Notice of Appeal may only be served to the Clerk of the City of Richmond Hill as stated above.

Should no appeal be received, the Designation By-law will come into effect on April 5<sup>th</sup>, 2025.

**Obtaining Additional Information:**

Additional information about heritage planning at the City of Richmond Hill may be obtained by contacting Heritage Planning City staff by e-mail at [heritage@richmondhill.ca](mailto:heritage@richmondhill.ca).

**Dated this 5<sup>th</sup> day of March, 2025**

Stephen M.A. Huycke, City Clerk  
The Corporation of the City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, Ontario L4B 3P4  
E-mail: [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)

# **The Corporation of the City of Richmond Hill**

## **By-Law 5-25**

A By-Law to Designate 55 Richmond Street (*Maple Villa*) Under the *Ontario Heritage Act*

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 authorizes the Council of a municipality to enact by-laws to designate property to be of cultural heritage value or interest;

And Whereas the Council of The Corporation of the City of Richmond Hill ("City Council") has consulted with Heritage Richmond Hill concerning this matter;

And Whereas City Council thereafter caused the City Clerk to serve on the owner(s) of the property known as 55 Richmond Street, Richmond Hill, as well as upon the Ontario Heritage Trust, a Notice of Intention to Designate the aforesaid property and has also caused the City Clerk to publish the Notice of Intention to Designate on the City's website in accordance with subsection 26(4) of the *Ontario Heritage Act* and City By-law 12-20, as amended;

And Whereas no Notice of Objection was served upon the City Clerk under subsection 29(5) of the *Ontario Heritage Act*;

And Whereas the Statement of Cultural Heritage Value or Interest, the Description of Heritage Attributes, and a scaled drawing identifying the location of the property's cultural heritage value or interest are set out in Schedule "A" to this by-law;

### **Now Therefore The Council Of The Corporation Of The City Of Richmond Hill Enacts As Follows:**

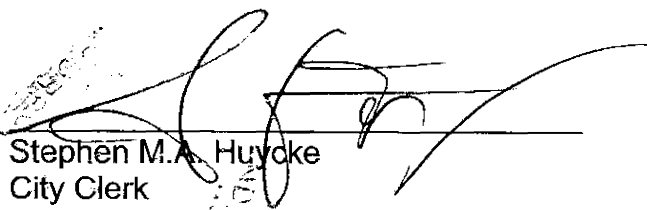
1. That the property located at 55 Richmond Street, being Lot 114, Registrar's Compiled Plan 12003; Richmond Hill; Regional Municipality of York [PIN 03166-0177 (LT)], is hereby designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as being of cultural heritage value or interest.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be served on the owner(s) of the property and on the Ontario Heritage Trust, and publish a Notice of the Passing of this by-law on the City's website in accordance with subsection 26(4) of the *Ontario Heritage Act* and City By-law 12-20, as amended.
3. That the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" in the Land Registry Office.

The Corporation of the City of Richmond Hill  
By-law 5-25

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4. That Schedule "A" attached to By-law 5-25 is declared to form a part of this by-law.

Passed this 26<sup>th</sup> day of February, 2025.

  
\_\_\_\_\_  
David West  
Mayor  
\_\_\_\_\_  
Stephen M.A. Huycke  
City Clerk  
File D12-07357

**SCHEDULE “A” TO BY-LAW 5-25**

REASONS FOR DESIGNATION

55 Richmond Street  
Maple Villa

**Description of Property**

The Maple Villa at 55 Richmond Street is a 1 ½-storey residential structure with a T-shaped footprint and an evolved architectural style that incorporates both Classic Ontario and craftsman elements. The property is located on the north side of Richmond Street, west of Yonge Street, and within the historic Richmond Hill village core.

**Area of Cultural Heritage Value or Interest**



**Statement of Significance**

Design and Physical Value

Maple Villa at 55 Richmond Street, built circa 1837 and renovated circa the 1870s and 1920s, has design and physical value as a rare and unique example of an evolved architectural style that incorporates the Classic Ontario style with later craftsman elements. Maple Villa consists of a 1 ½ storey frame structure with red insulbrick

cladding and a rear addition. Architectural features that are representative of the Classic Ontario style include the building's 1 ½ storey massing, frame construction, medium-sloped side gable roof with front gable adorned with pierced vergeboarding and turned spindles, the balanced three-bay composition of the front façade, and the central doorway. Architectural features that are representative of the craftsman style include the building's bay window with three-over-one window units and the porch with front gable roof and square posts.

#### Historical and Associative Value

Maple Villa at 55 Richmond Street has historical and associative value for its associations with Benjamin Davidson and the Davidson family, who lived on the property from 1837 to 1882. Davidson, an early settler in Richmond Hill, likely built Maple Villa around 1837 and conducted significant renovations on its exterior in the 1870s. Davidson was an active member of the Richmond Hill community, engaging in its early economic and civic activity. Davidson was a millwright from about 1851-1871, operated a small farm on his Richmond Street property, and was appointed Pathmaster on the township council in 1863 and Overseer of Streets, Sidewalks, and Highways on the Richmond Hill village council in 1873, 1874, and 1875. Davidson was also an active member of the Richmond Hill Temperance Society.

Maple Villa at 55 Richmond Street also has historical and associative value for its association with George and Elmore Reaman, longtime owners and residents of the property from 1907 to 1926. George Reaman, a farmer from Vaughan township, was an active contributor in the Richmond Hill community since he moved to the village in 1907, participating in the Temperance Society and in the United Church. Reaman also conducted exterior renovations on Maple Villa circa 1920s. Today, Reaman Street in Richmond Hill is named after George Reaman. George's son, Elmore, was a prolific writer whose book, *A History of Vaughan Township*, contributes to the understanding of Vaughan and Richmond Hill history.

#### Contextual Value

Built circa 1837, Maple Villa has contextual value because its scale, form, and Classic Ontario architectural style are important in defining and maintaining the predominantly fine-grained 19<sup>th</sup> and early 20<sup>th</sup> century residential character of Richmond Street. The property also contributes to the historic character of Richmond Hill's village core more broadly, which is typified by fine-grained commercial and institutional built form concentrated to Yonge Street, and fine-grained residential built form located on side streets east and west of Yonge Street.

#### **Heritage Attributes**

##### Design and Physical Value

The heritage attributes that contribute to the value of the property as a rare and unique example of an evolved architectural style that incorporates the Classic Ontario style with later craftsman elements are:

- The scale, form, and massing of the 1 ½-storey historical front (south) portion of the building, featuring a rectangular footprint;
- The medium-pitched side gable roof with steeply-pitched front gable featuring wooden pierced vergeboard with turned spindlework;
- The frame construction;
- The asymmetrical, yet balanced composition of the main (south) façade, with three bays at grade and one bay on the second storey;
- The window and door openings, including:

- The flat-headed windows with stone sills and wood surrounds on the south, east, and west facades;
  - The rectangular shed-roofed bay window with three-over-one window units on the main (south) elevation façade; and
  - The principal flat-headed doorway on the main (south) façade.
- The one-storey porch on the main (south) façade, including:
  - The front gable roof;
  - The square posts;
  - The scalloping along the fascia; and
  - The sign inscribed with “Maple Villa”.

#### Historical and Associative Value

The heritage attributes that contribute to the value of the property for its associations with Benjamin Davidson and the Davidson family are:

- The building’s scale, siting, and orientation on the north side of Richmond Street; and
- The building’s 19<sup>th</sup> century Classic Ontario architectural elements.

The heritage attributes that contribute to the value of the property for its associations with George Reaman are:

- The building’s scale, siting, and orientation on the north side of Richmond Street; and
- The building’s early 20<sup>th</sup> century craftsman architectural elements.

#### Contextual Value

The heritage attributes that contribute to the value of the property for defining and maintaining the fine-grained 19<sup>th</sup> and early-20<sup>th</sup> century residential streetscape on Richmond Street are:

- The building’s scale, siting, and orientation on the north side of Richmond Street; and
- The building’s late 19<sup>th</sup> and early 20<sup>th</sup> century architectural expression and material palette.

Note: the building’s rear (north) addition is not considered to possess heritage attributes.